



Southwood Park, Southwood Lawn Road, Highgate, N6

£899,950

Share of Freehold

 **litchfields**

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offices also in hampstead garden suburb



We are pleased to offer this spacious and very well presented 2 double bedroom apartment on the fourth floor (with lift) of a highly desirable modernist purpose-built block in Highgate Village. The flat features a super reception room with full height windows and sliding door on to a sunny south facing balcony overlooking the beautifully landscaped communal gardens. There is a hall dining area, well-appointed kitchen, two ample double bedrooms, the master with en-suite bathroom, the second bedroom has built-in wardrobes and there is a separate shower room. Further benefits include a deep storage cupboard, garage (available with separate lease), storage area, EV chargers on site, live-in porter/building manager, extensive communal gardens, and recently refurbished swimming pool. Southwood Lawn Road is a quiet residential road within easy walking distance of Highgate Underground station (Northern Line), Highgate & Queens Woods, the amenities of the Village and the delights of Kenwood and the Heath to the West.

EPC - C



Hallway



En-suite Bathroom



Highgate Village purpose-built block
Fourth floor with lift
Reception room
Hall dining area
Two double bedrooms
En-suite bathroom
Separate shower room
Kitchen
Ample built-in storage
Resident building manager
Garage available on separate lease
Extensive communal gardens
Swimming Pool
Easy walking distance to tube, Woods & Village
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Approximate Gross Internal Area = 882 sq ft / 81.9 sq m
(Excluding Reduced Headroom)

Reduced Headroom = 2 sq ft / 0.2 sq m

Store = 3 sq ft / 0.3 sq m

Total = 887 sq ft / 82.4 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.