

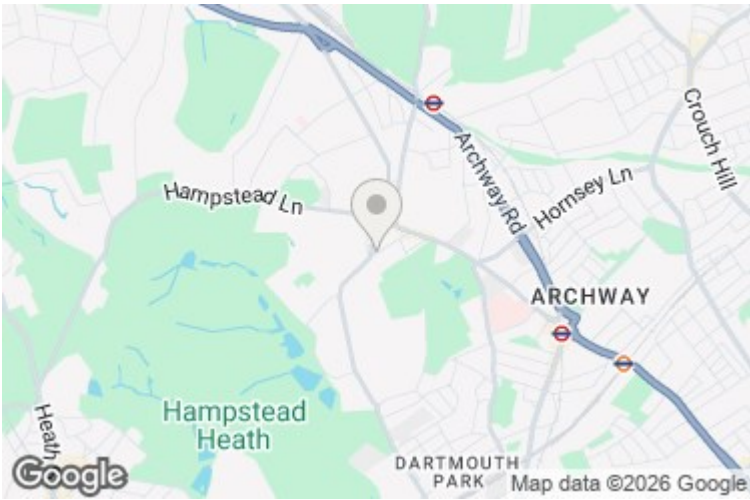


South Grove, Highgate, N6 6LR

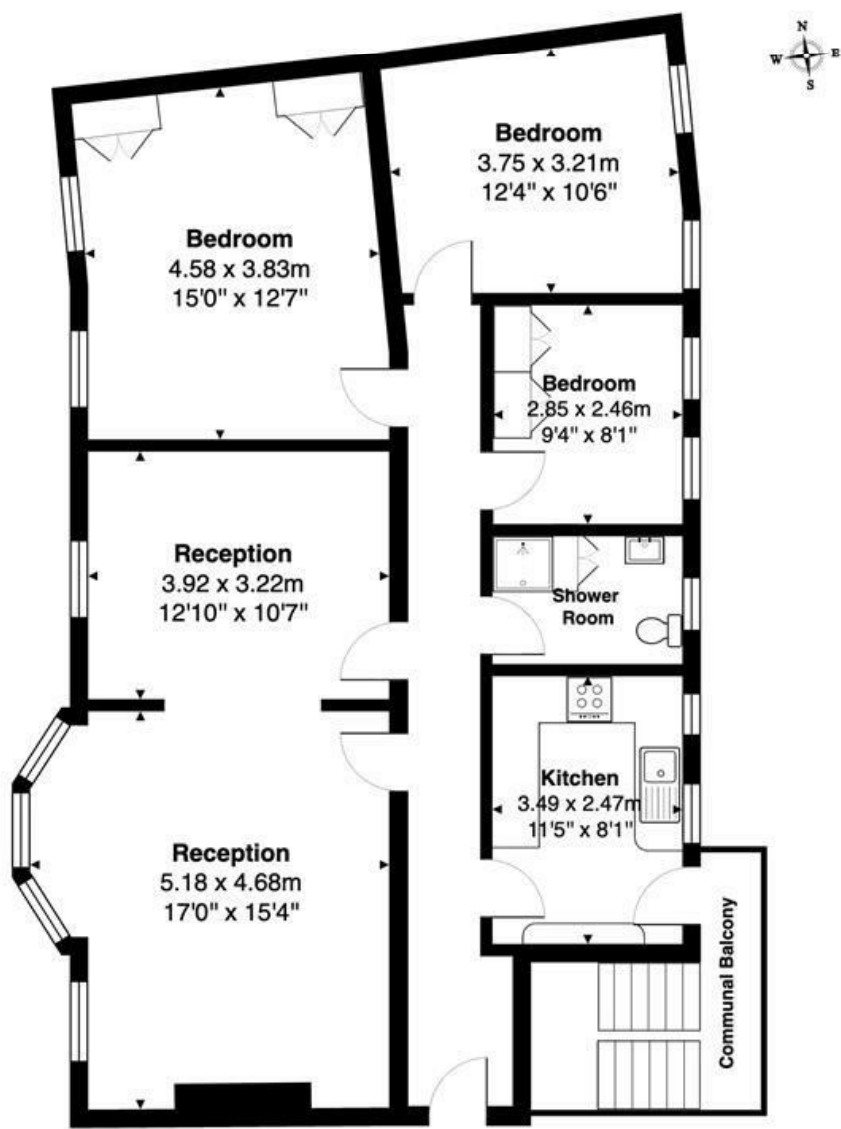
£1,100,000

A charming first-floor flat located in the heart of Highgate Village. This delightful property boasts a generous 1,096 square feet of living space. The flat features a well-proportioned double reception room, modern fitted kitchen, 3 bedrooms, and shower room. Situated within a purpose-built block, this flat benefits from the convenience of a passenger lift, and onsite parking. The surrounding area of Highgate Village is known for its picturesque streets, vibrant community, and an array of local amenities, including shops, cafes, and parks, all within easy reach.

* 3 Bedrooms * Shower Room * Double Reception Room * Fitted Kitchen * Lift * Unallocated Parking * Communal Gardens
 * EPC C * Council Tax Band F *



South Grove House, South Grove, LONDON, N6 6LR



First Floor

Total Area: 101.8 m² ... 1096 ft²

All measurements are approximate and for display purposes only.
These details are subject to contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	80
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		