



## Southwood Park, Highgate, N6 5SQ

**£550,000**

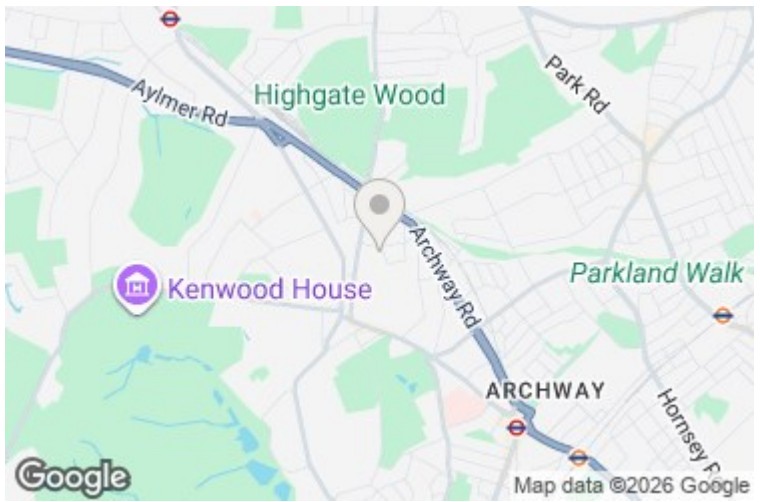
First time on the market for 35 years, this one bedroom duplex apartment is a real rarity. Built in the mid 1960's to an innovative modern design, the block, as is the location, highly sought after. The flat, whilst liveable, would benefit from some updating and the accommodation is excellent. A large reception with open plan kitchen leads onto a good sized balcony affording delightful views over the large, landscaped communal gardens. The upstairs, extended bedroom enjoys similar views. In addition to the magnificent grounds, the block has a wonderful outdoor swimming pool which is for residents use, upon payment of a modest annual fee.

\* Reception \* Open Plan Kitchen\* Double Bedroom\* Bathroom \* Large Balcony \* Landscaped Gardens \*  
 \* Duplex Living \* Outdoor Swimming Pool \* Concierge \* Unallocated OSP \* EPC D \* Council Tax Band C \*



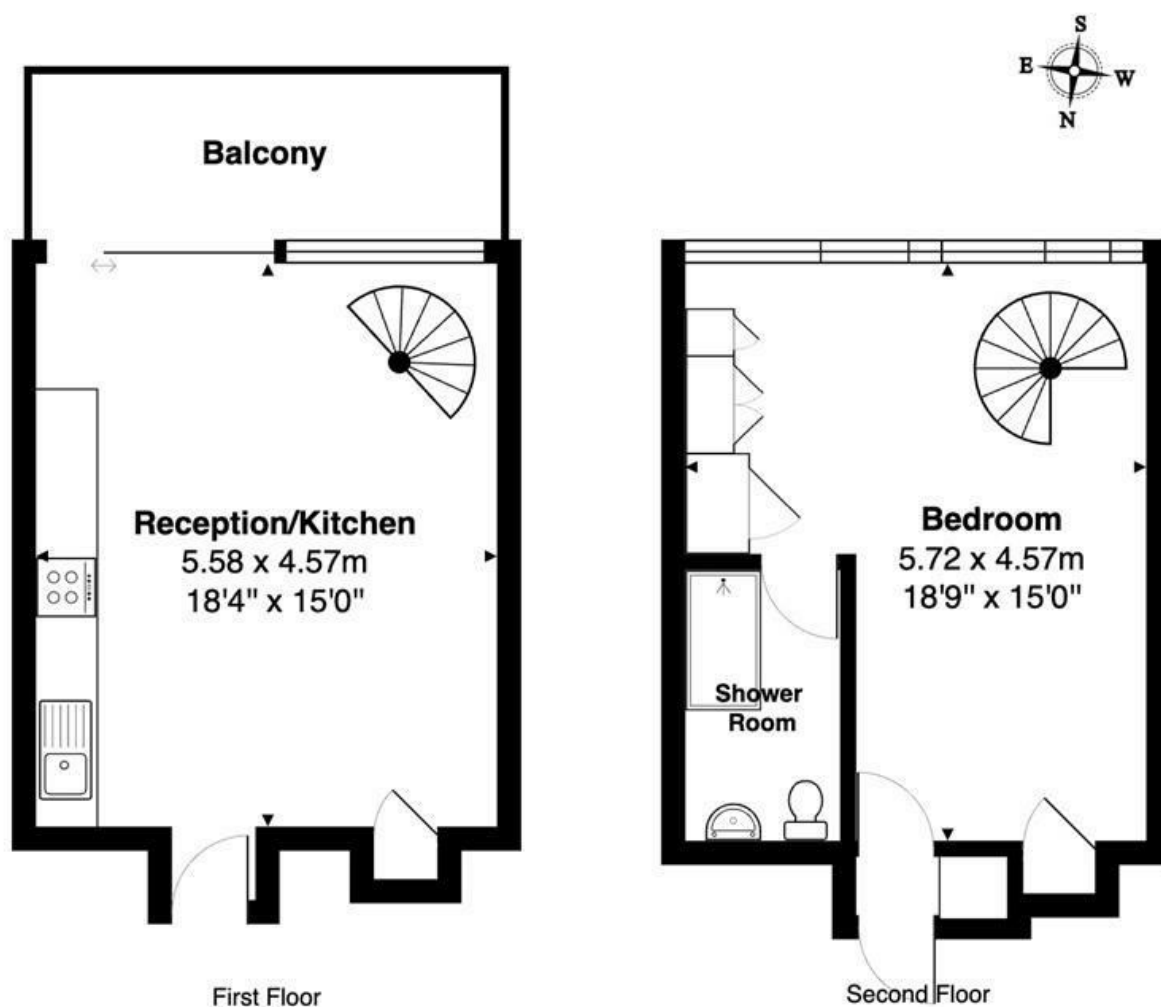








Southwood Park, Southwood Lawn Road, LONDON, N6 5SQ



Total Area: 54.1 m<sup>2</sup> ... 583 ft<sup>2</sup> (excluding balcony)

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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|   | 68      | 78        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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