



Village Charm Meets Modern Comfort - Your Highgate Haven Awaits

Southwood Avenue, Highgate, N6

Price £1,495,000 - Share of Freehold

**Stella
Lange**
RESIDENTIAL PROPERTY CONSULTANTS

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An impressive duplex garden apartment that offers a perfect balance of both green lush countryside feels and city living. Set in a highly desirable and central location on the lower slopes of Highgate and arranged over the ground and lower ground floors of an Edwardian semi detached house. This home offers spacious, open plan living and an 80 ft mature private garden with a summerhouse/outbuilding ideal for office use with additional separate storage, and off street parking for 1 car. With local shops and excellent transport facilities conveniently close by and Highgate underground station (Northern Line) just a 7 minute walk and the green open spaces of Queen's Wood and Highgate Wood a short walk away.

- Reception room with Juliette Balcony
- Dining room
- Fully fitted open-plan kitchen
- Principal Bedroom with en suite bathroom & dressing room
- Double bedroom with en suite shower room
- Guest WC
- Private 80ft mature garden
- Outbuilding at rear of garden (office area and separate storage)
- Parking for 1 car

- *Haringey Council Tax Band: F £3,189.25 PA*
- *EPC Rating: 62/D*
- *Approx Gross Internal Area: 1,636 sq ft (Excl outbuilding)*
- *Tenure: Share Of Freehold*
- *Service Charge: N/A*
- *Ground Rent: N/A*





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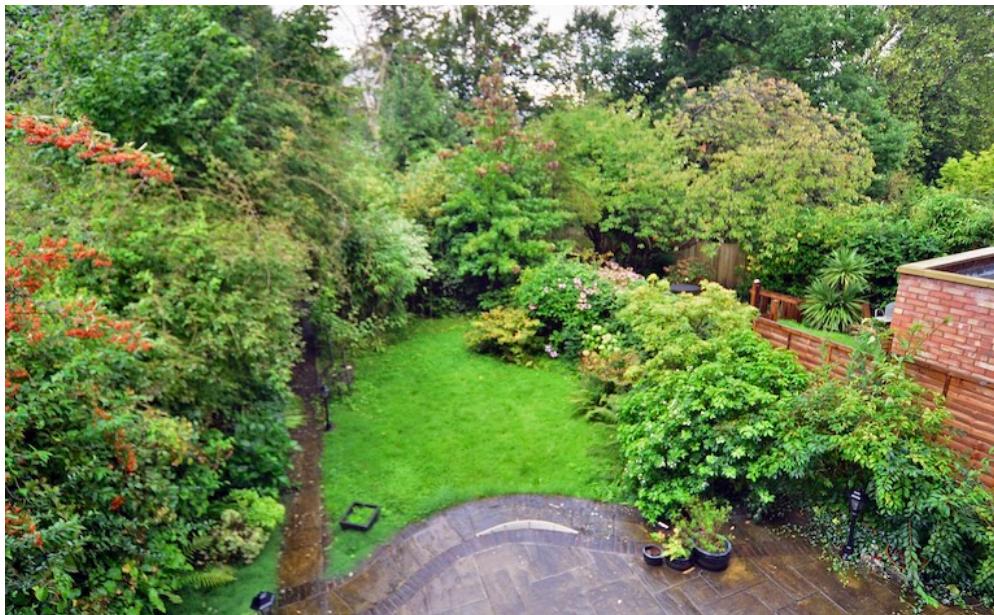


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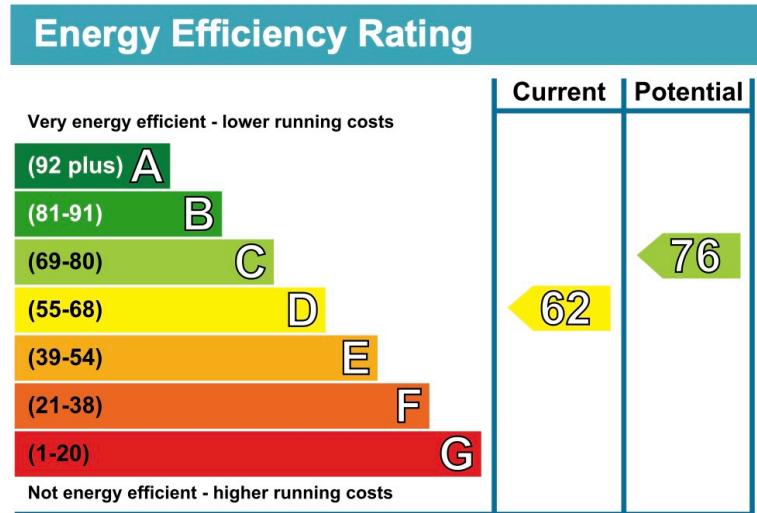
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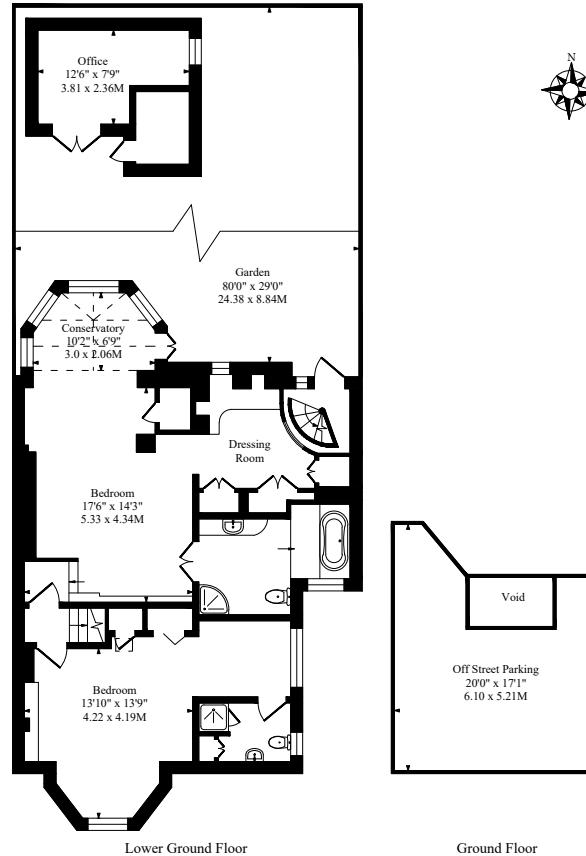
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Approx Gross Internal Area: **1,636 Sq Ft / 151.98 Sq M**

Southwood Avenue N6



Please note that these area measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor, and their accuracy cannot be guaranteed as the information has not been verified. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order as they have not been tested.



Approximate Gross Internal Area
Main House: 1636 Sq Ft - 151.98 Sq M
Outbuilding: 53 Sq Ft - 4.93 Sq M
Total: 1689 Sq Ft - 156.91 Sq M

Measured in according with RICS guidelines. Every attempt is made to ensure accuracy.
However all measurements are approximate.
The floor plan is illustrative purposes only and is not to scale.