



SOUTH GROVE, HIGHGATE VILLAGE, LONDON, N6
£1,595,000 FREEHOLD

**ADJACENT TO POND SQUARE IN THE HEART OF
 HIGHGATE VILLAGE, AN IMPORTANT AND HISTORIC
 GRADE 2 LISTED, THREE BEDROOM GEORGIAN HOUSE.**

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DESCRIPTION:

This charming house sits amid a small terrace of majestic Georgian properties and was given a Grade II listing to reflect its status as a wonderful example of elegant architecture from this period.

The house is set-back from South Grove with a neat front garden whilst internally, this lovely house is as stylish as it is beautiful and the accommodation is arranged over three levels with an additional basement area.

LOCATION:

The property is located at the Highgate High Street end of South Grove, within a short stroll of the High Street shops and cafes. The open spaces of Pond Square, Waterlow Park, Highgate Wood and Hampstead Heath are all close at hand.

TENURE:

Freehold.





South Grove N6

Total area: approx. 118.4 sq. metres (1275 sq. feet)

Whilst every attempt has been made in good faith to ensure the accuracy of this floor plan, all data shown is an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is not to scale. Any areas, measurements or distances quoted on the floor plan are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by a full survey as to the correctness of each detail contained within this floor plan as it is not to be relied upon as a statement or representation of fact.
Plan produced using PlanUp.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (82+)	
B (81-81)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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