

Southwood Avenue, Highgate, N6 5RZ

£1,495,000

Spanning an impressive 1,636 square feet, this spacious duplex apartment boasts two well-appointed reception rooms, superb fitted kitchen and conservatory. The property features two bedrooms and two bathrooms. Set within a converted period property, this home retains its character while offering contemporary comforts. One of the standout features is the private garden with stand alone garden office.

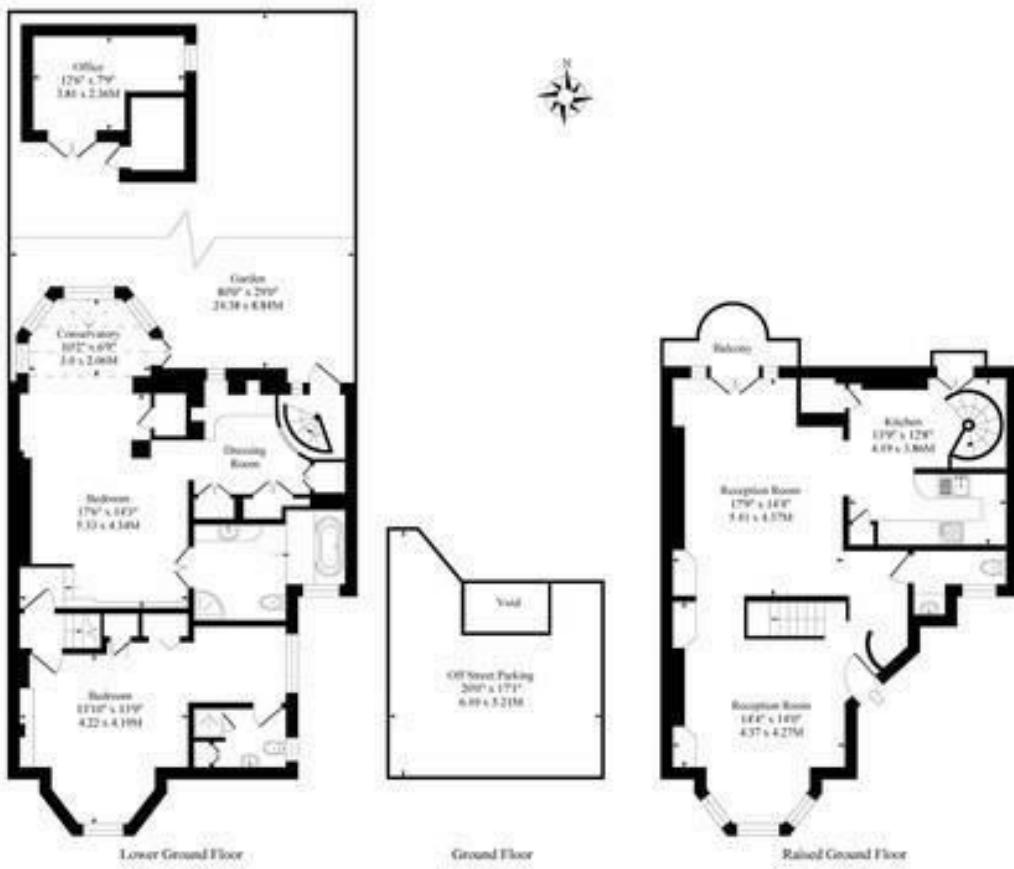
Additionally, the property has off-street parking, a rare find in this area. Location is key, and this apartment is ideally situated between Highgate Underground Station and the vibrant Highgate Village. Residents can enjoy easy access to excellent transport links, as well as a variety of shops, cafes, and restaurants that the village has to offer.

* 2 Bedrooms * 2 Bathrooms * 2 Reception Rooms * Superb Kitchen Room * Conservatory * Private Garden * Stand Alone Garden Office * Off Street Parking * Council Tax Band F * EPC D *





Southwood Avenue N6



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	76	
(39-54) E	62	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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		
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