



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

South Grove, Highgate, N6  
Price £1,750,000 - Freehold



A rare opportunity to acquire a three bedroom end of terrace Victorian house built in 1891 situated in the heart of Highgate Village with views directly over Pond Square. Arranged over three floors and boasting an array of period features throughout, the ground floor accommodation comprises two reception rooms and a large eat in kitchen with French doors opening onto the garden. The first and second floors comprise three bedrooms and two bathrooms. There is a lot of storage space throughout the house including a storage cupboard on the second floor landing and fitted cupboards to the top floor bedroom and bathroom. Externally the property has a south facing patio rear garden and a front garden providing gated access to the rear of the house. The property is conveniently located only moments away from the restaurants, cafes and bars in Highgate Village, some excellent local schools and within easy reach of both Highgate and Archway Underground Stations.

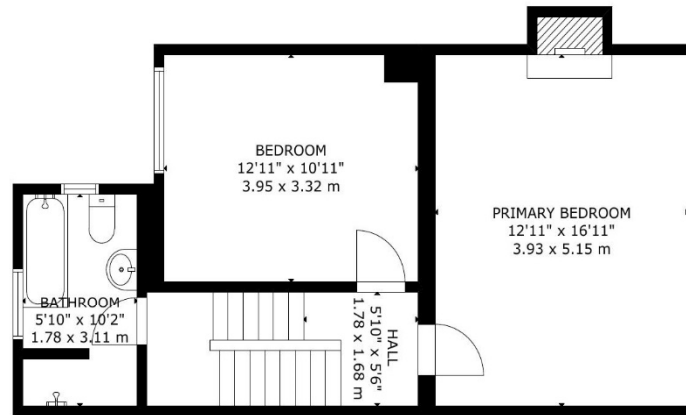
#### Material Information:

The property is Freehold with gas central heating. Broadband is available and the building is serviced by electricity and mains water and sewerage. There is CPZ street parking available on South Grove with restrictions from 10am - 12pm, Monday to Friday. Residents can get a parking permit by applying to Camden directly. Mobile phone coverage is available in the property.

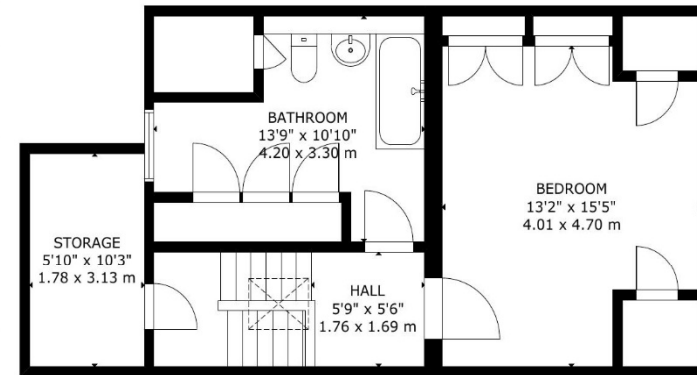
Council Tax: London Borough Of Camden - Band G  
Approx. Floor Area: 1743 sqft (161.93 sqm)



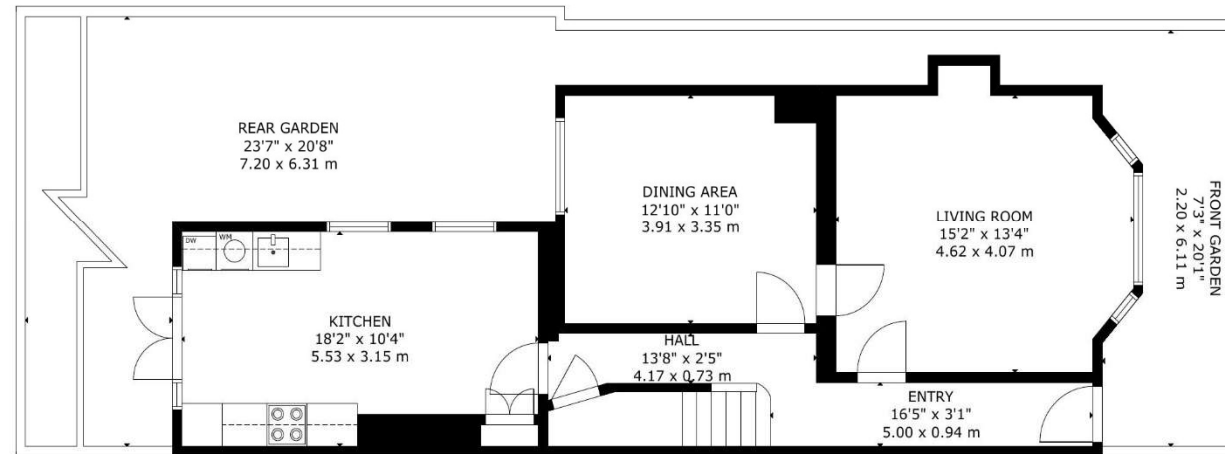




FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

GROSS INTERNAL AREA  
TOTAL: 162 m<sup>2</sup>/1,743 sq.ft  
GROUND FLOOR: 63 m<sup>2</sup>/678 sq.ft, FIRST FLOOR: 49 m<sup>2</sup>/531 sq.ft, SECOND FLOOR: 50 m<sup>2</sup>/534 sq.ft  
EXCLUDED AREAS: REAR GARDEN: 63 m<sup>2</sup>/681 sq.ft, FRONT GARDEN: 18 m<sup>2</sup>/195 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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		EU Directive 2002/91/EC	



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