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# LUXLEY

HOUSE

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GOLDERS GREEN, LONDON





# Sustainability without compromise.

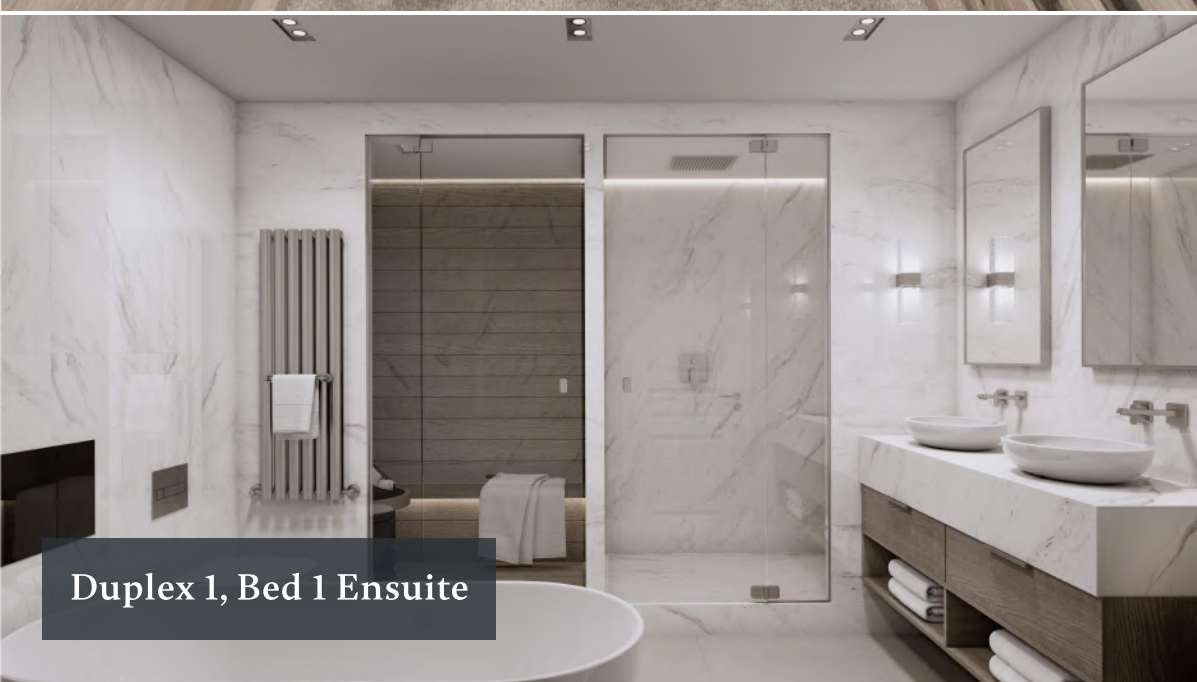
An exclusive collection of nine luxury apartments, including four duplex flats and a stunning three bedroom penthouse, located close to the diverse amenities of Golders Green high street and only 400m from Basing Hill Park.

The first of its kind in London, Luxley House boasts net zero carbon credentials utilising a 65m<sup>2</sup> green “living wall”, solar panels, electric car (EV) charging points, state-of-the-art building materials, LED automated smart lighting, and air source heat pump systems.





Duplex 1, Bed 1 Wardrobe



Duplex 1, Bed 1 Ensuite

# Duplex Apartments

These individually designed Duplex apartments are split over two floors, each containing three bedrooms and their own private 20- 40sqm italianate courtyard.

For added luxury, Duplex 1 & 2 boast bespoke designed wine rooms off the kitchen and double wardrobe areas in the principal bedrooms, while Duplex 3 & 4 come with their own private Woodstock Road entrance.



Duplex 1, Bed 1



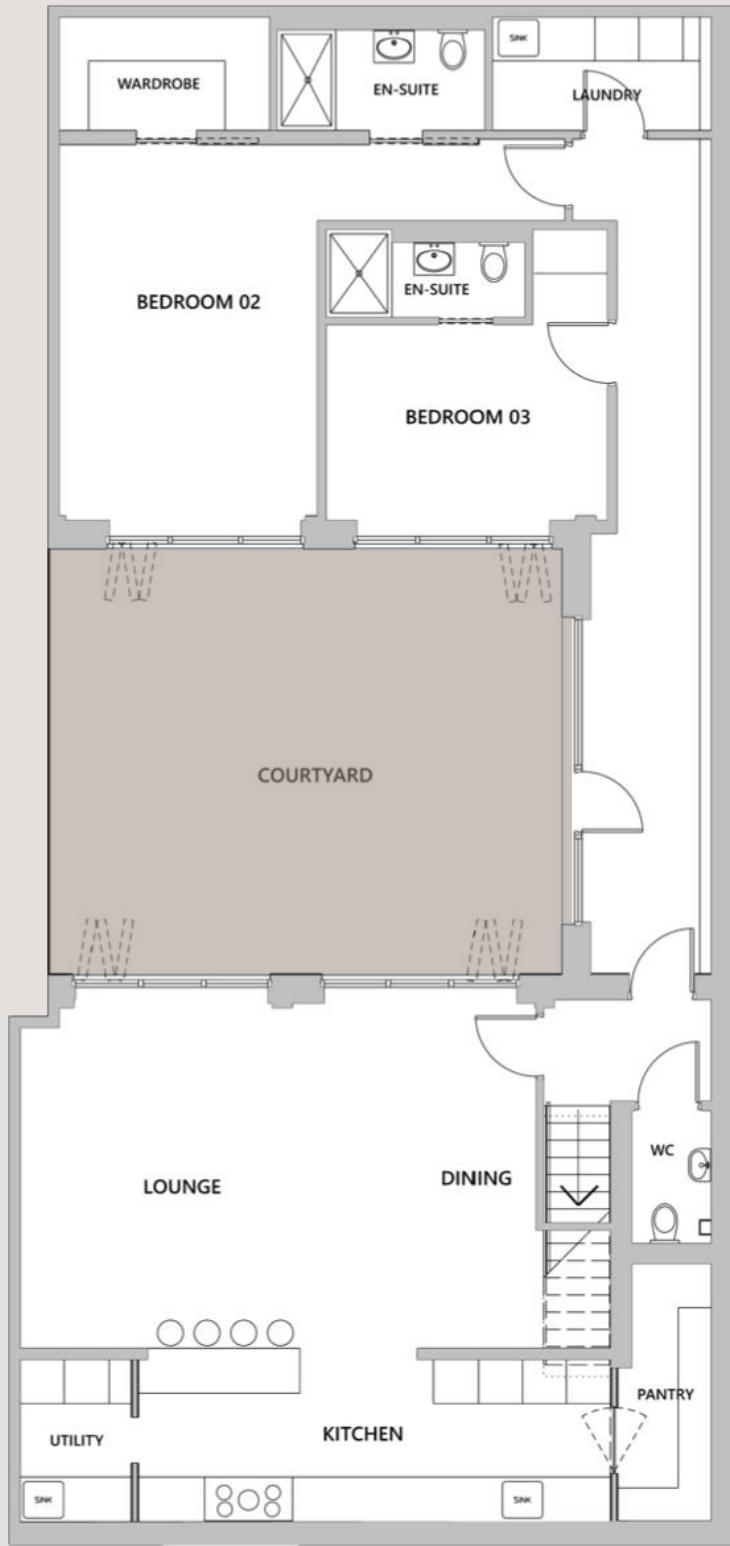
# Duplex 1

3 bed, 3 bath

Lounge/Dining/Kitchen	49.6 m²
Wine room (Pantry)	3.3 m²
WC	1.9 m²
Courtyard	40.8 m²
Laundry	4.6 m²
Principal Bedroom & Ensuite	45.5 m²
Bedroom 2 & Ensuite	29.8 m²
Bedroom 3 & Ensuite	18.5 m²
Total area (exc. courtyard)	200 m²



GROUND FLOOR



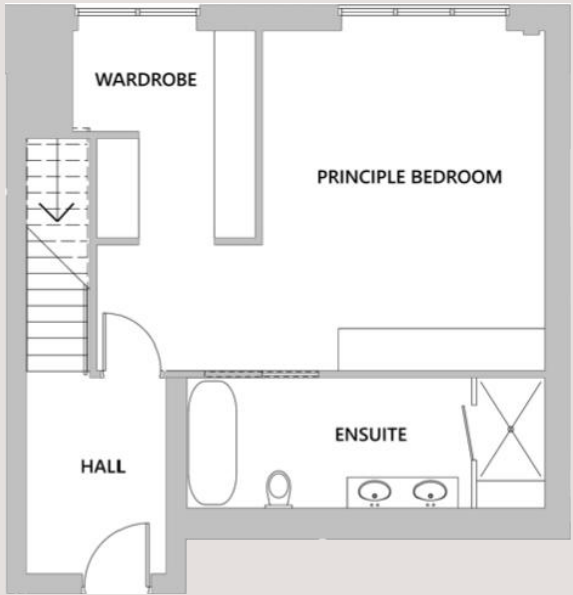
LOWER GROUND

Exact layout and sizes may vary.  
Floor plans shown for Luxley House are for approximate measurements only.

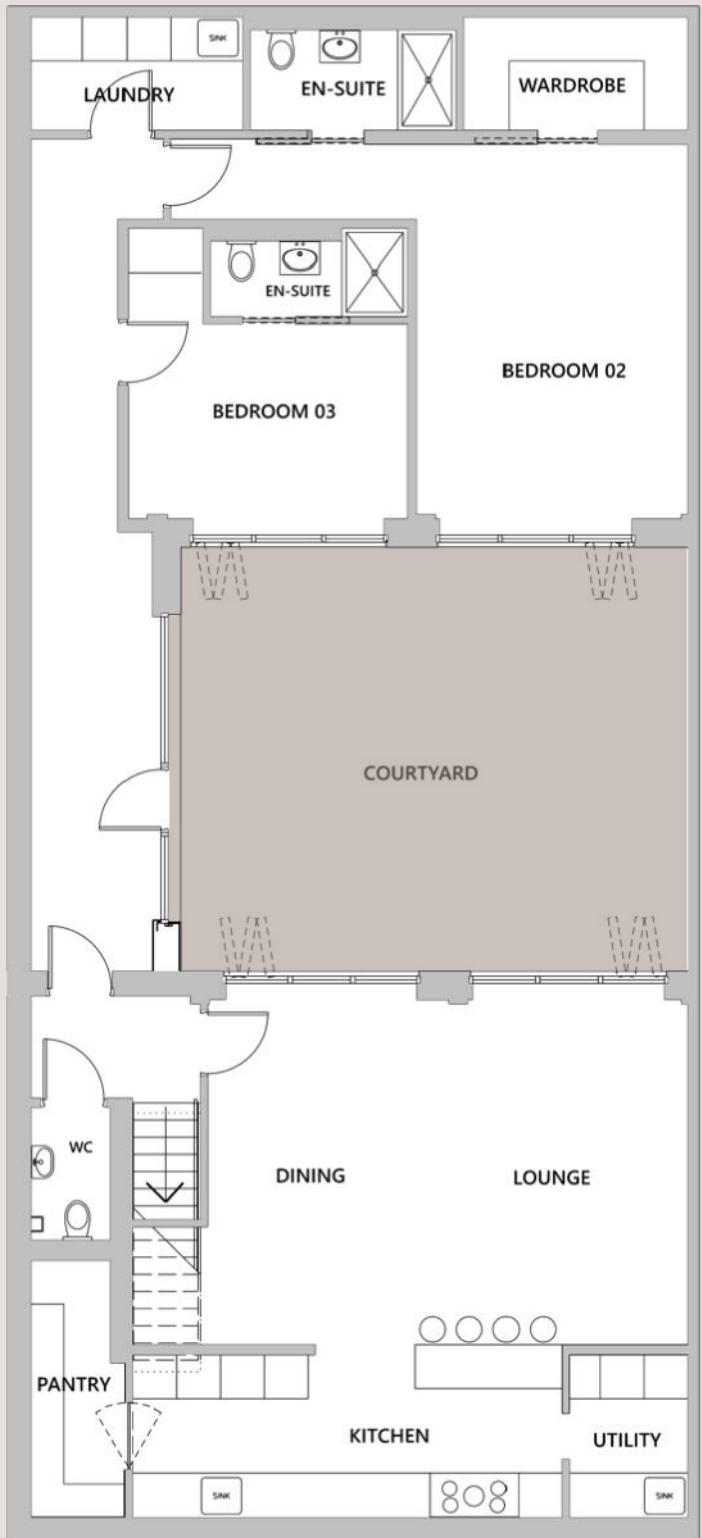
# Duplex 2

3 bed, 3 bath

Lounge/Dining/Kitchen	49.63 m²
Wine Room (Pantry)	3.32 m²
WC	1.97 m²
Courtyard	40.2 m²
Laundry	4.62 m²
Principal Bedroom & Ensuite	45.51 m²
Bedroom 2 & Ensuite	29.75 m²
Bedroom 3 & Ensuite	18.51 m²
Total area (exc. courtyard)	196.3 m²



GROUND FLOOR



LOWER GROUND

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Duplex 2, Private Courtyard



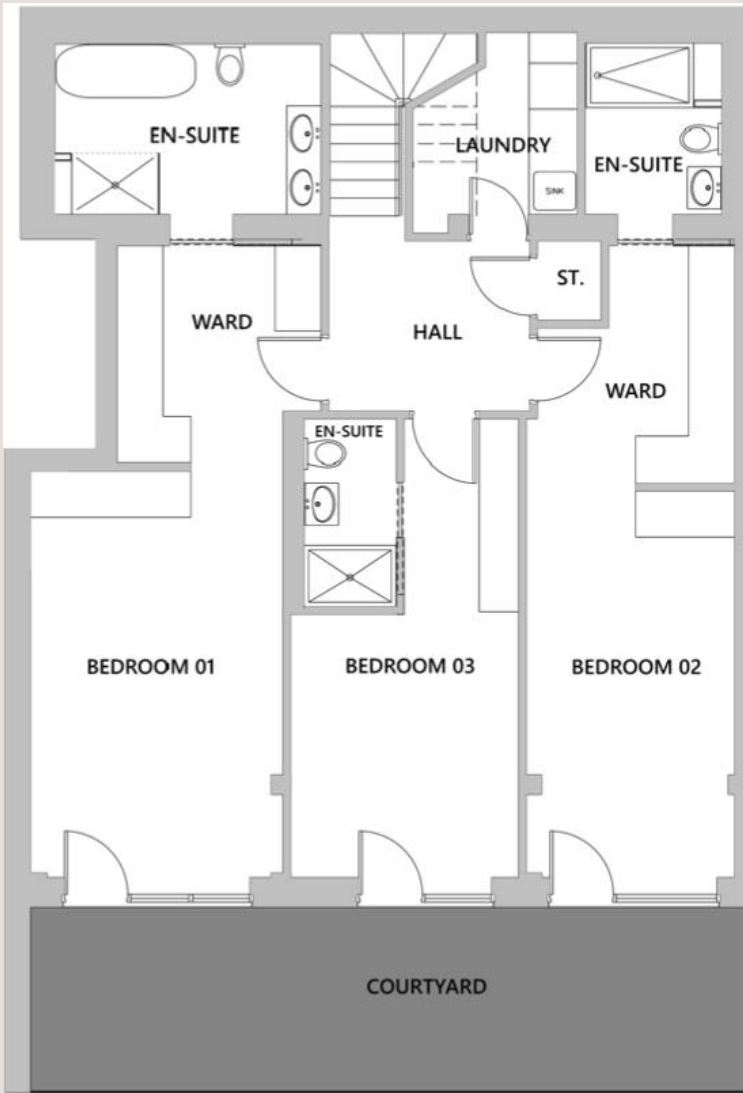
Duplex 2, Living & Dining Room



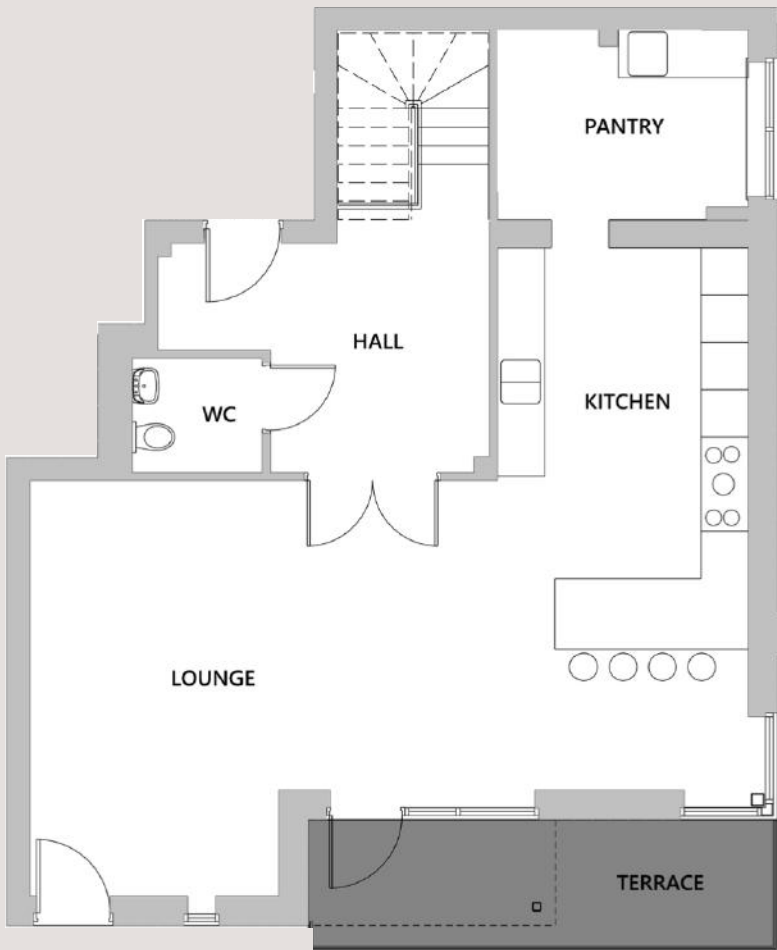
# Duplex 3

3 bed, 3 bath

Lounge/Dining/Kitchen	49.5 m²
Pantry	7.5 m²
WC	2.4 m²
Courtyard & Terrace	30.8 m²
Laundry & Store	5.3 m²
Principal Bedroom & Ensuite	28.2 m²
Bedroom 2 & Ensuite	26.2 m²
Bedroom 3 & Ensuite	16.8 m²
Total area (exc. courtyard)	192.3 m²



LOWER GROUND



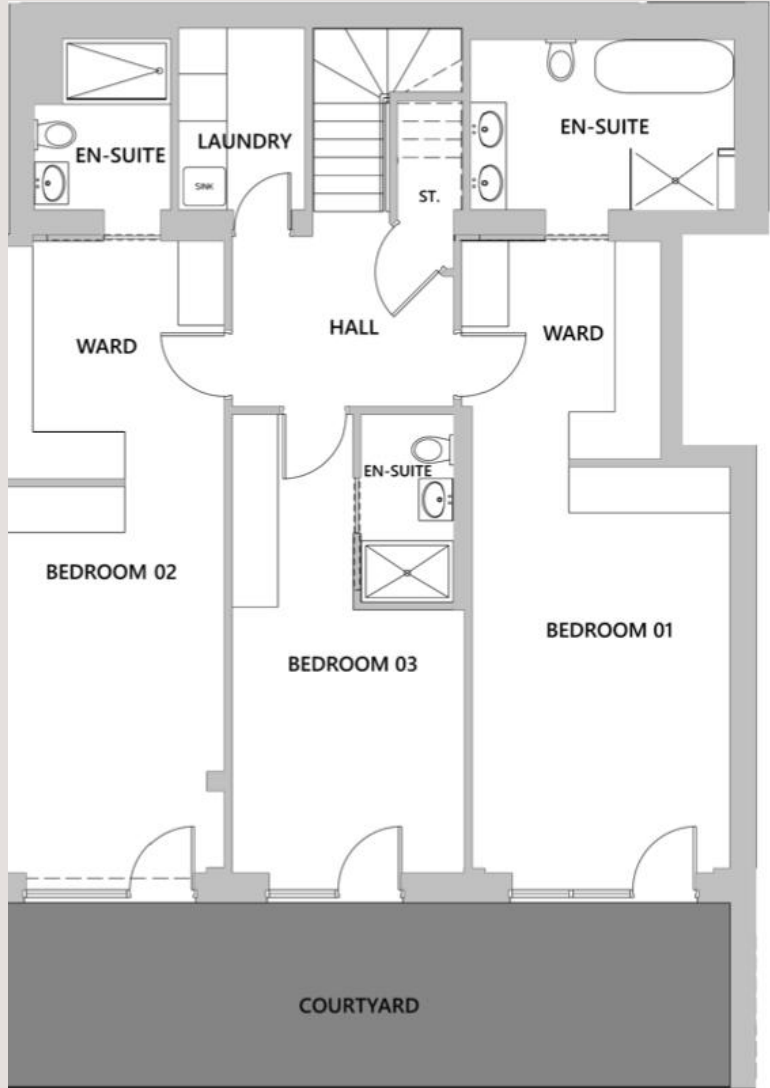
GROUND FLOOR

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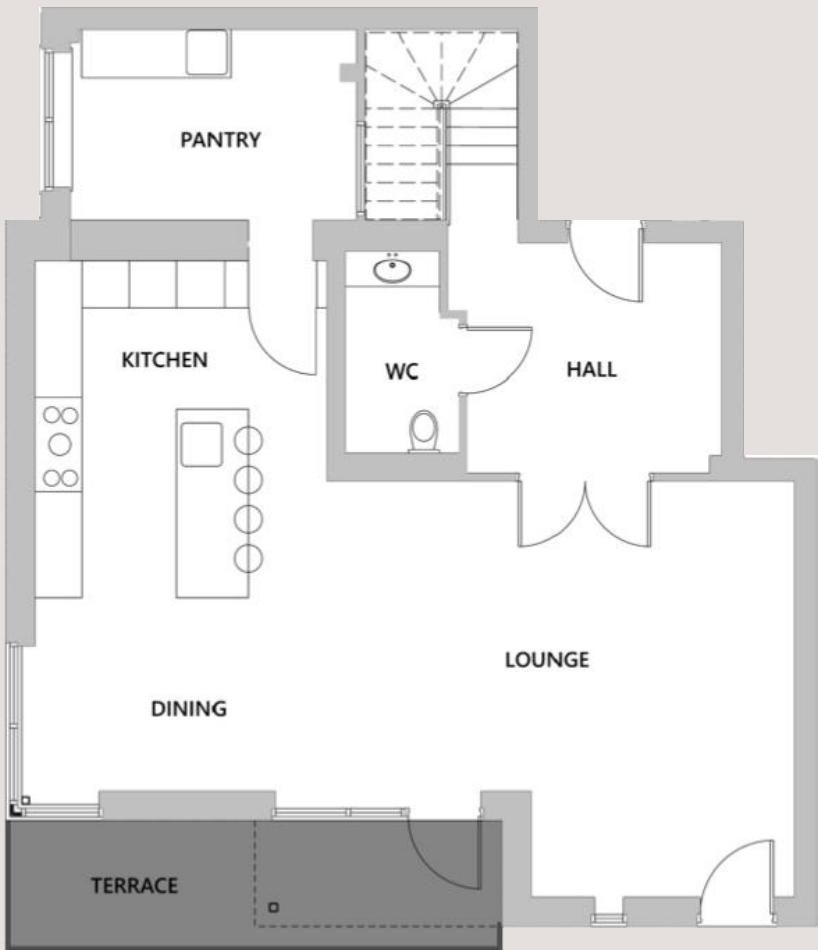
# Duplex 4

3 bed, 3 bath

Lounge/Dining/Kitchen	52.7 m²
Pantry	8.7 m²
WC	3.49 m²
Courtyard & Terrace	29.9 m²
Laundry & Store	5.5 m²
Principal Bedroom & Ensuite	32.8 m²
Bedroom 2 & Ensuite	28.8 m²
Bedroom 3 & Ensuite	20.9 m²
Total area (exc. courtyard)	185.2 m²



LOWER GROUND



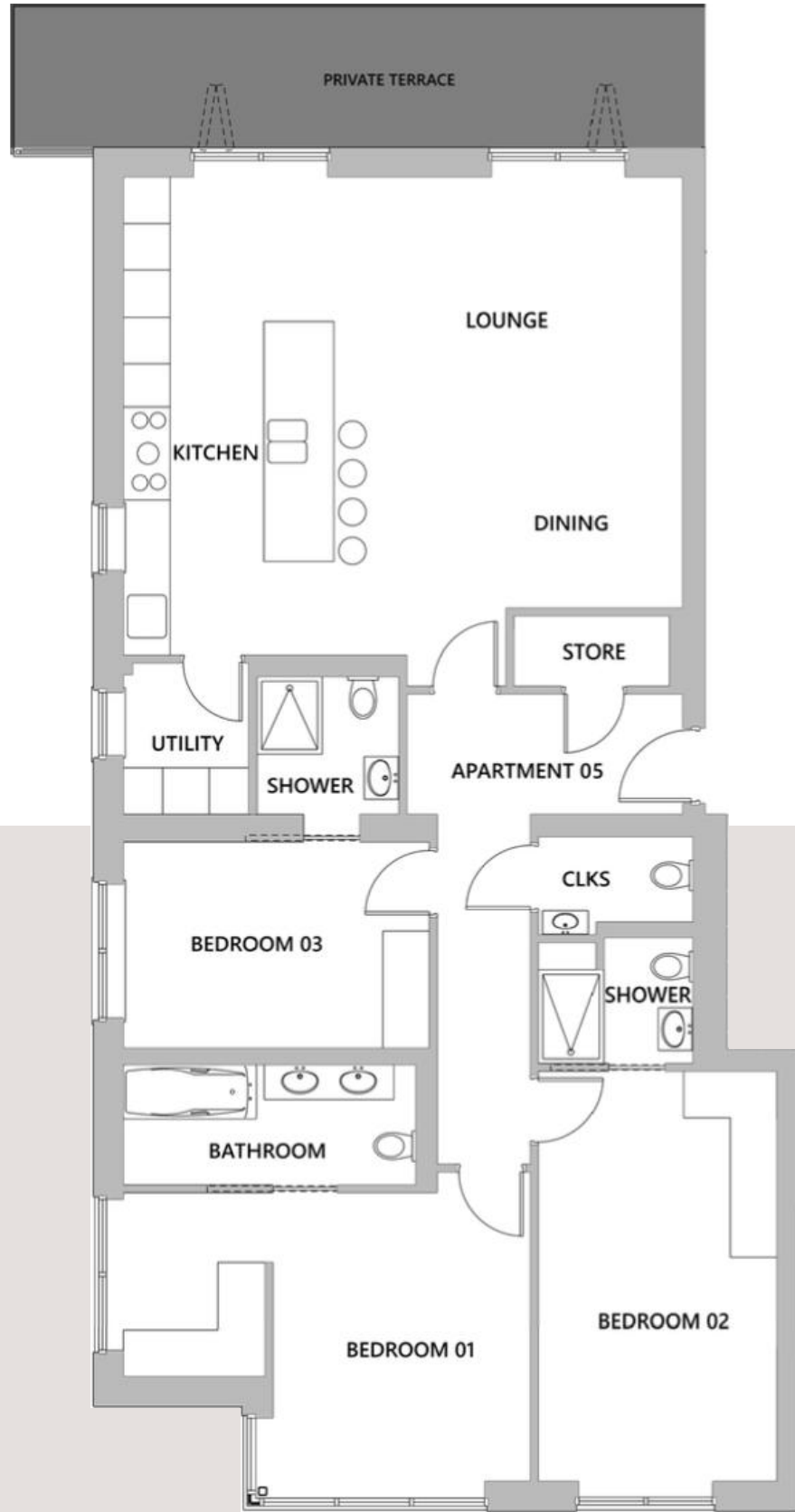
GROUND FLOOR

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# Apartment 5

3 bed, 3 bath

Lounge/Dining/Kitchen	43.3 m²
Cloaks	2.3 m²
Utility & Store	4.9 m²
Terrace	17.0 m²
Principal Bedroom & Ensuite	23.0 m²
Bedroom 2 & Ensuite	19.3 m²
Bedroom 3 & Ensuite	13.7 m²
Total area (exc. terrace)	126.9 m²



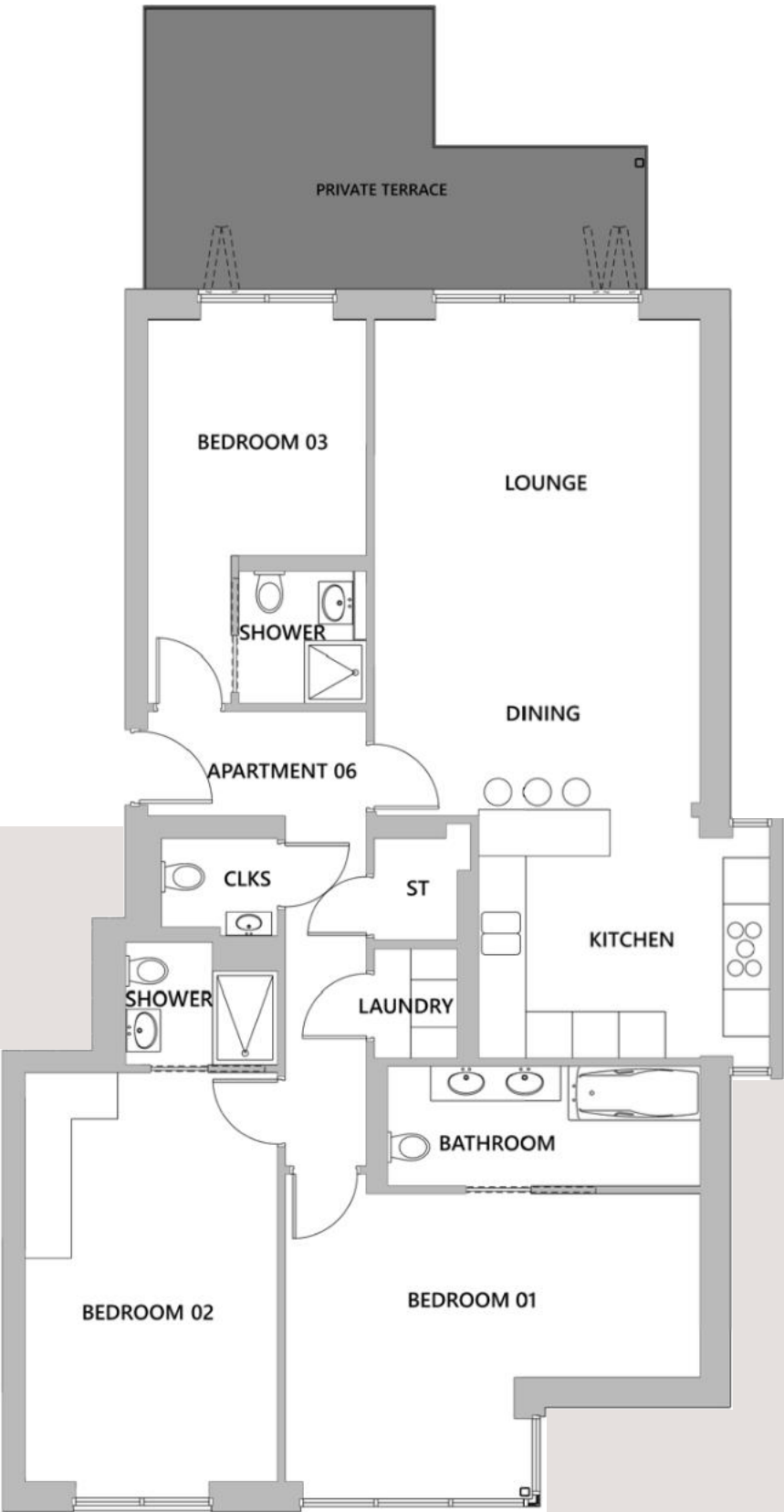
FIRST FLOOR

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# Apartment 6

3 bed, 3 bath

Lounge/Dining/Kitchen	38.3 m²
Cloaks	1.8 m²
Laundry & Store	3.1 m²
Terrace	19.6 m²
Principal Bedroom & Ensuite	23.2 m²
Bedroom 2 & Ensuite	21.1 m²
Bedroom 3 & Ensuite	13.4 m²
Total area (exc. terrace)	117.1 m²



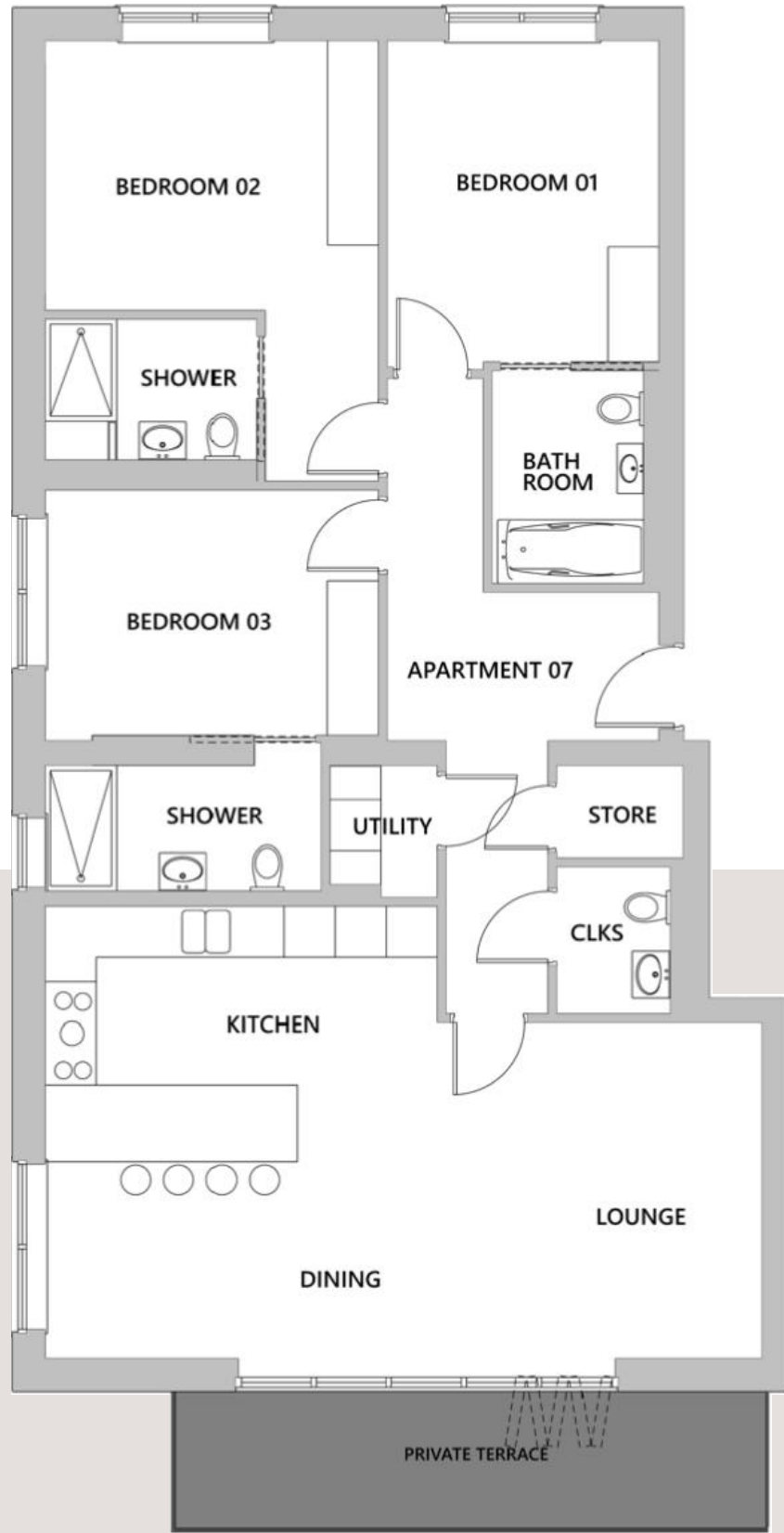
FIRST FLOOR

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# Apartment 7

3 bed, 3 bath

Lounge/Dining/Kitchen	39.3 m²
Cloaks	2.3 m²
Utility & Store	3.5 m²
Terrace	11.2 m²
Principal Bedroom & Ensuite	16.5 m²
Bedroom 2 & Ensuite	19.0 m²
Bedroom 3 & Ensuite	15.9 m²
Total area (exc. terrace)	118 m²



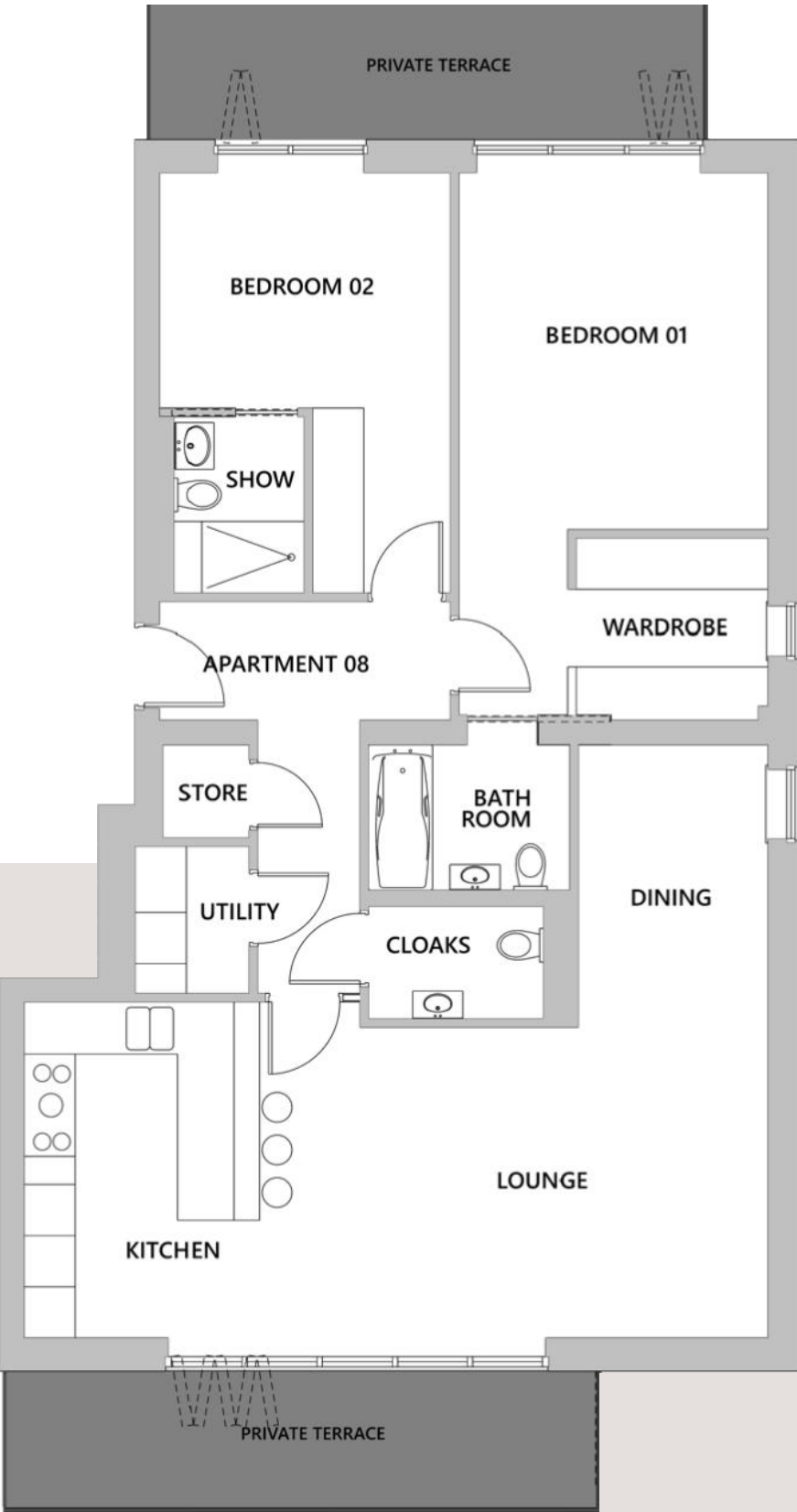
SECOND FLOOR

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# Apartment 8

2 bed, 2 bath

Lounge/Dining/Kitchen	40.2 m²
Cloaks	2.7 m²
Utility & Store	3.4 m²
Terraces	25.8 m²
Principal Bedroom & Ensuite	27.0 m²
Bedroom 2 & Ensuite	16.0 m²
Total area (exc. terrace)	105.9 m²



SECOND FLOOR

Exact layout and sizes may vary.  
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Penthouse, Bed 1 Wardrobe



Penthouse, Bed 1 Ensuite

# Penthouse

This stunning three bedroom, three bathroom Penthouse apartment is situated on the third floor and is the crown jewel of Luxley House.

Containing a total of five private balcony terraces and boasting direct lift access into the apartment, the Penthouse offers the ultimate in luxury living with Italian & German designer brands fittings, bespoke LED lit cabinetry and panoramic views of the surrounding area.



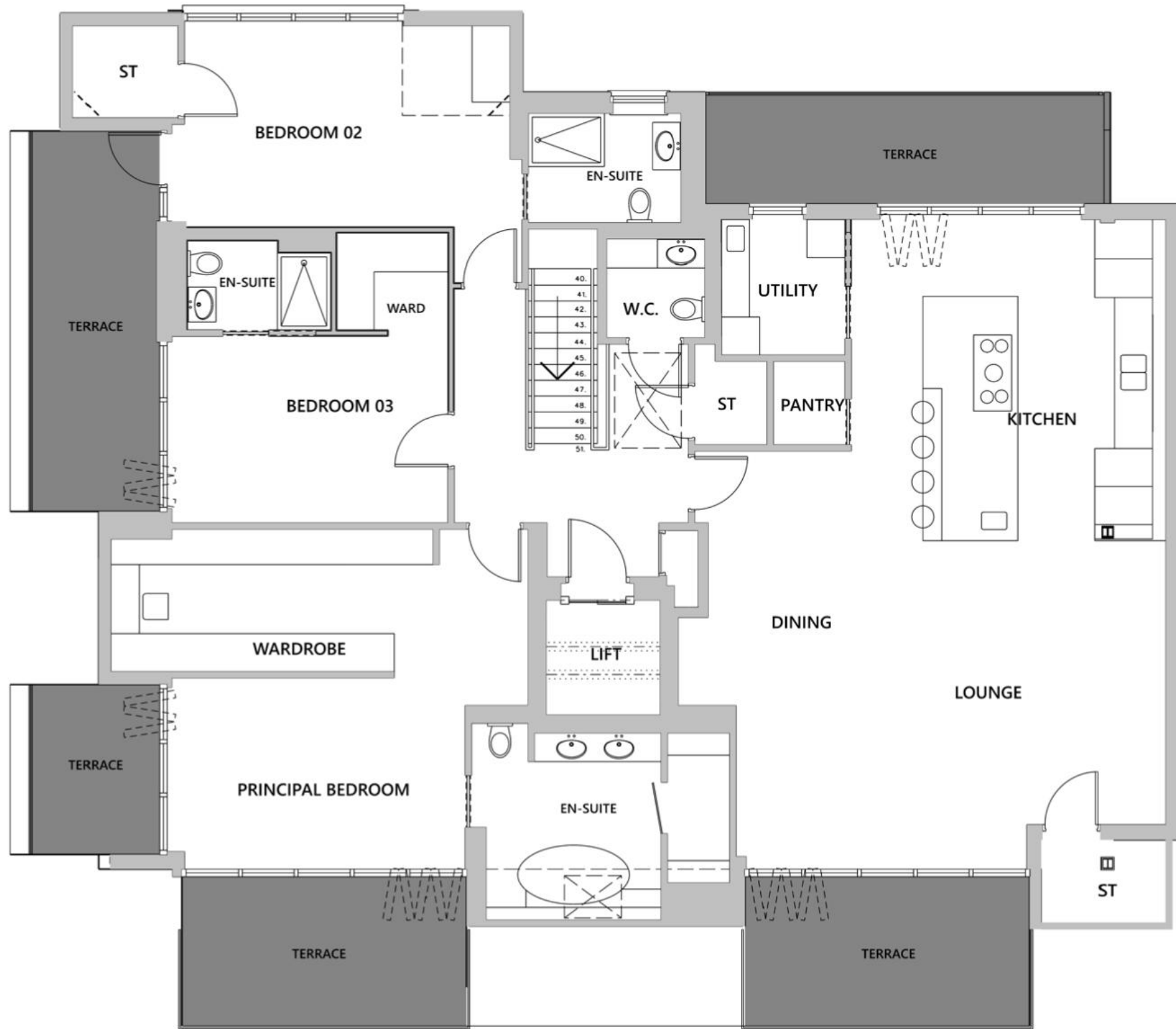
Penthouse, Kitchen



# Penthouse

3 bed, 3 bath

Lounge/Dining/Kitchen/Pantry	64.23 m <sup>2</sup>
Cloaks	2.4 m <sup>2</sup>
Utility & Store	3.4 m <sup>2</sup>
Terraces	46.0 m <sup>2</sup>
Principal Bedroom & Ensuite	39.5 m <sup>2</sup>
Bedroom 2 & Ensuite	40.5 m <sup>2</sup>
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Total area (exc. terrace)	191.0 m <sup>2</sup>



THIRD FLOOR



Penthouse, Bed 1





Penthouse, Living & Dining

# Internal Specification

## General Finishes:

- Underfloor heating system throughout
- Open plan kitchen/living/dining
- Floor to ceiling bi-folding doors for bedroom and living area terraces
- Matt black italian door furniture
- Bespoke 3 -panel internal doors
- Sliding pocket doors for ensuites, utility & pantry rooms
- Veneered black front door with electronic Shabbat compliant locks

## Electrical & Lighting:

- KNX Smart home lighting system with mobile phone control
- Electric rail curtains and voiles
- Wired for Virgin/BT/Sky+ in living area & bedrooms
- Recessed LED downlighters, strips and step lighters (3000k warm white)
- CAT6 wiring throughout
- Intercom door entry system
- Matt black USB-C plug sockets

## Flooring & Tiles:

- Engineered oak wood herringbone
- Italian porcelain marble-effect large format tiles (60x120cm)
- Bespoke large bookmatched tile shower area finish

## Kitchens & Living:

- Bespoke individually designed kitchen
- Handleless, push to open soft close drawers
- Quartz stone marble worktop & splashback
- Cashmere grey matt finish cabinets with LED strip underlighting
- Breakfast bar island with cooking area & second sink
- Pantry room with cupboards, shelving & wine storage
- 60 inch recessed TV surround with bioethanol electric fireplace
- Built-in espresso machine & wine cooler

## Equipment:

- Miele smartline induction hob with teppanyaki grillplate & downdraft extraction
- Miele combi microwave/oven & grill
- Miele coffee espresso machine
- Miele single oven x2
- Miele warming drawer x2
- Miele wine cooler
- Siemens integrated fullstanding fridge
- Siemens integrated fullstanding freezer
- Siemens dishwasher x2
- Quooker 4-in-1 tap (boiling/chilled/room/ sparkling)

## Utility Room:

- Cashmere grey & truffle oak finish cabinets with LED strip underlighting
- Miele washine machine
- Miele tumble dryer
- Sink area with quartz stone 65mm worktop

## Principal Bedroom:

- Built-in wardroves with hanging space, rails and LED-lit shelves
- Dressing table with hollywood-style mirror lighting
- Bifolding doors with private balcony access

## Bathrooms & Ensuites:

- Luxury German & Italian brands including Grohe, Duravit & Quadro
- Glass steam shower enclosure with ceiling mounted shower, twin seats, hand held shower and 6kW steam unit w/smart control
- Hidden shaver sockets
- Twin sinks with bespoke vanity unit drawer and shelving
- Freestanding bath with handheld shower
- 19-inch waterproof TV over bath
- Wall mounted heated towel bars x3
- Stainless Steel taps and finishes



# Floor Sizes

Apartment	Situation	Bed/Bath	Internal Area		Courtyards & Terraces		Total	
			SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT
Penthouse	3rd Floor	3/3	191	2,153	46	498	227	2,443
Apartment 8	2nd Floor	2/2	106	1,140	26	277	132	1,418
Apartment 7	2nd Floor	3/3	118	1,270	11	120	129	1,391
Apartment 6	1st Floor	3/3	117	1,260	20	211	137	1,471
Apartment 5	1st Floor	3/3	127	1,366	17	183	144	1,549
Duplex 4	Ground & Lower Ground	3/3	185	1,993	30	321	215	2,315
Duplex 3	Ground & Lower Ground	3/3	192	2,070	31	331	213	2,294
Duplex 2	Ground & Lower Ground	3/3	196	2,112	40	432	236	2,545
Duplex 1	Ground & Lower Ground	3/3	200	2,153	41	439	241	2,592



# Enquiries

For all enquires please contact: [info@luxleyhouse.co.uk](mailto:info@luxleyhouse.co.uk)

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