

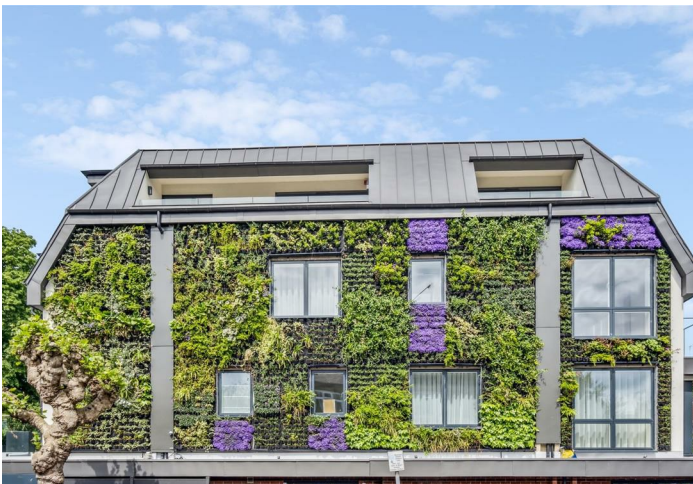


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NEW HOMES

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, Luxley House, NW11

LAST FEW APARTMENTS AVAILABLE FOR SALES

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A stunning 3 bedroom, 3 bathroom (all en-suite) first floor apartment situated in this exclusive, brand newly built development, located a 'stones throw' from the amenities of Golders Green High Street & Northern Line Tube Station.

At Luxley House. each apartment has been finished to an exceptional standard internally. This first floor apartment comprises 3 bedrooms, 3 bathrooms (all en-suite), large open plan kitchen/living/dining room, laundry room, guest wc, large private terrace & off street parking.

Luxley House boasts net zero carbon credentials, 65m2 green 'living wall', solar panels & electric car charging points.

Joint Sole Agent

£1,750,000



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Glentree Estates Ltd
698 Finchley Road
London NW11 7NE

Apartment 6

3 bed, 3 bath



FIRST FLOOR

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

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		94	94
(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	

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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

