



# 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

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

## Luxley House, Armitage Road NW11

A stunning 3 bedroom, 3 bathroom (all en-suite) Second 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.

Furnished options to be discussed

Available now.  
EPC Rating A  
Council Tax Band  
Deposit 6 Weeks

Joint Sole Agent

£1,400 Per Week





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

