






LUXLEY HOUSE

Golders Green, NW11



ARMITAGE ROAD, NW11

Introducing a boutique development of just nine luxury apartments in the heart of Golders Green. Where exceptional craftsmanship meets forward thinking sustainability within this net zero carbon development.

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Local Authority: London Borough of Brent

Council Tax band: G

Tenure: Leasehold, 999 years from date of purchase

Ground rent: £0

Service charge: £6,181 per annum*

Asking Price: £2,300,000



EACH RESIDENCE OFFERS A LEVEL OF BESPOKE QUALITY

The building itself has been created with a deep commitment to environmental responsibility, using advanced construction methods, innovative materials and cutting edge technology to minimise energy consumption and reduce running costs.

Air Source Heat Pumps, solar panels integrated into the roof provide highly efficient, renewable energy, while state of the art insulation ensures optimal comfort throughout the year.

A full elevation Living Green Wall brings natural beauty to the town centre setting, enhancing biodiversity, capturing carbon and naturally regulating temperature, keeping the building cooler in summer and warmer in winter. EV charging points further support a low impact lifestyle.

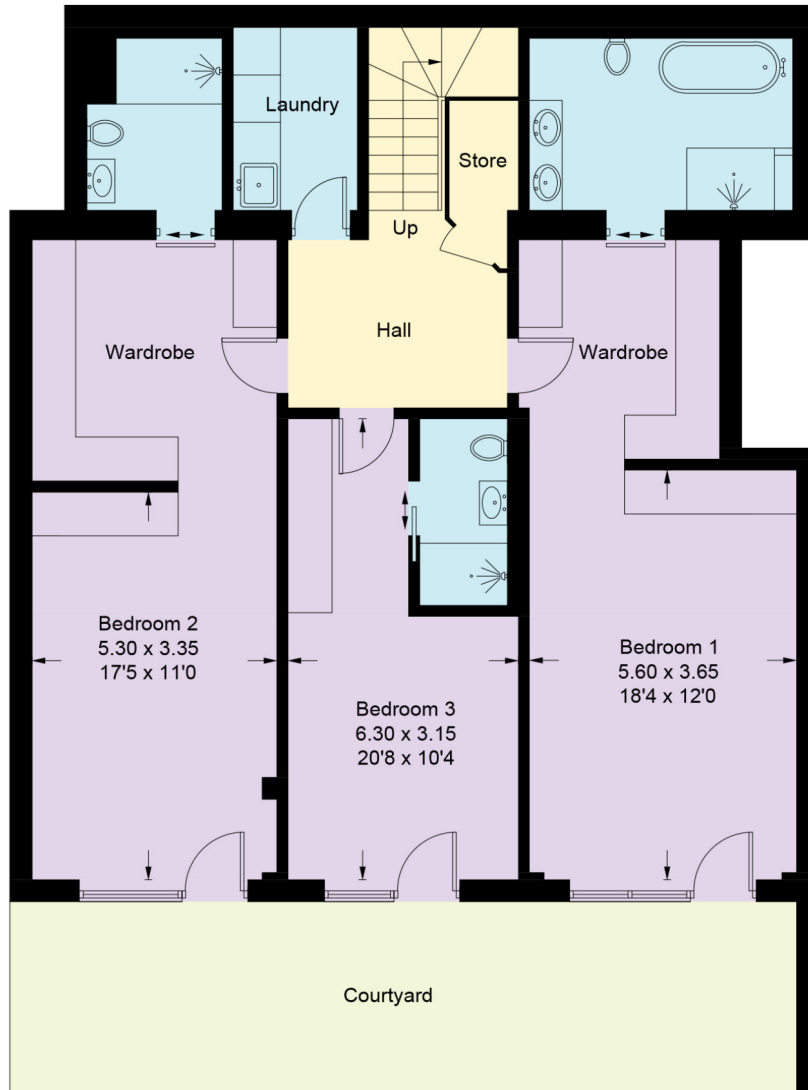
*All images are for illustrative purposes only. Actual finishes, fixtures, and layout may vary. Please check with our sales team for specific apartment details.





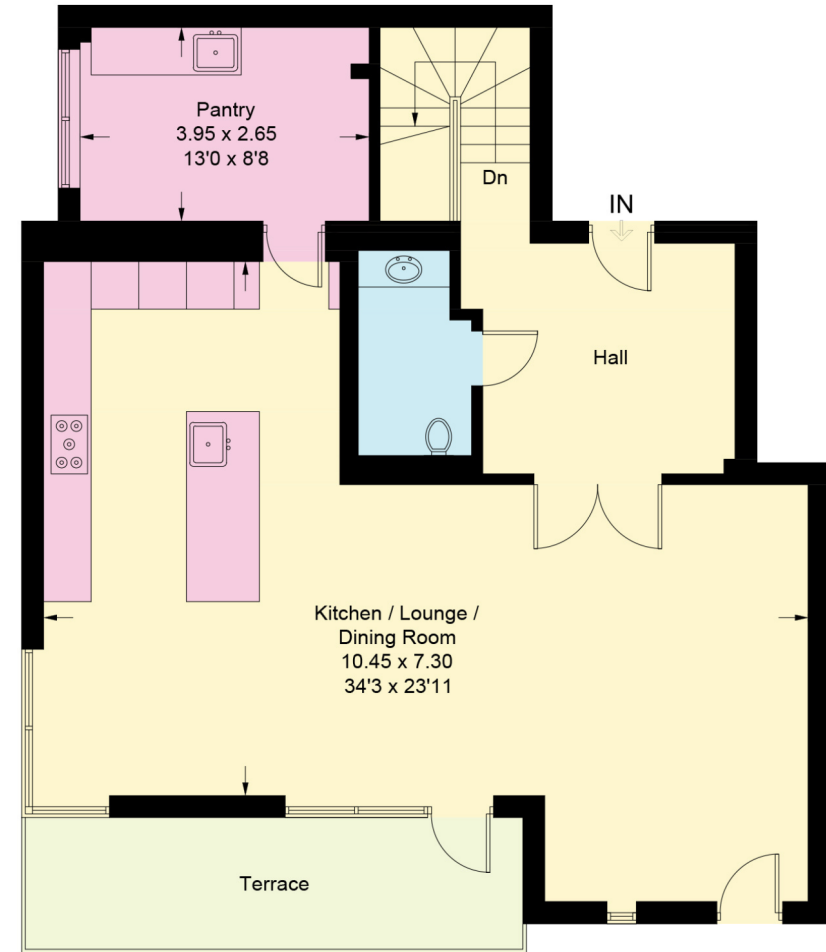


Maximum
weight
only
max. 5kg
per
unit
max. 2.5m
height
max. 1.5m
width



Lower Ground Floor

Approximate Gross Internal Area = 185 sq m / 1,993 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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*Please note that we have been unable to confirm the date of the next review for service charge. You should ensure that you or your advisors make your own inquiries. **Net Zero Carbon Development in accordance with the definition from the British Business Bank. Certified by ILES consulting LTD. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

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