



Langbourne Mansions, Langbourne Avenue, N6

Leasehold

£525,000

 **litchfields**

44 Highgate High Street, Highgate Village, London, N6 5HX  
020 8348 8000

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www.litchfields.com

Offices also in Hampstead Garden Suburb



A bright and beautifully presented top floor (3rd) one bedroom apartment with a private south-facing balcony and far-reaching views across the London skyline, set within the sought-after gated Holly Lodge Estate. This stylish flat is flooded with natural light throughout and has been recently upgraded by the current owner, including new flooring, radiators and useful built-in storage. The property also benefits from a well-appointed kitchen with Bosch appliances. The flat is ideally located within easy reach of Highgate Village, excellent transport links and the open green spaces of Hampstead Heath, Parliament Hill and Waterlow Park. Offered for sale chain free. EPC- G

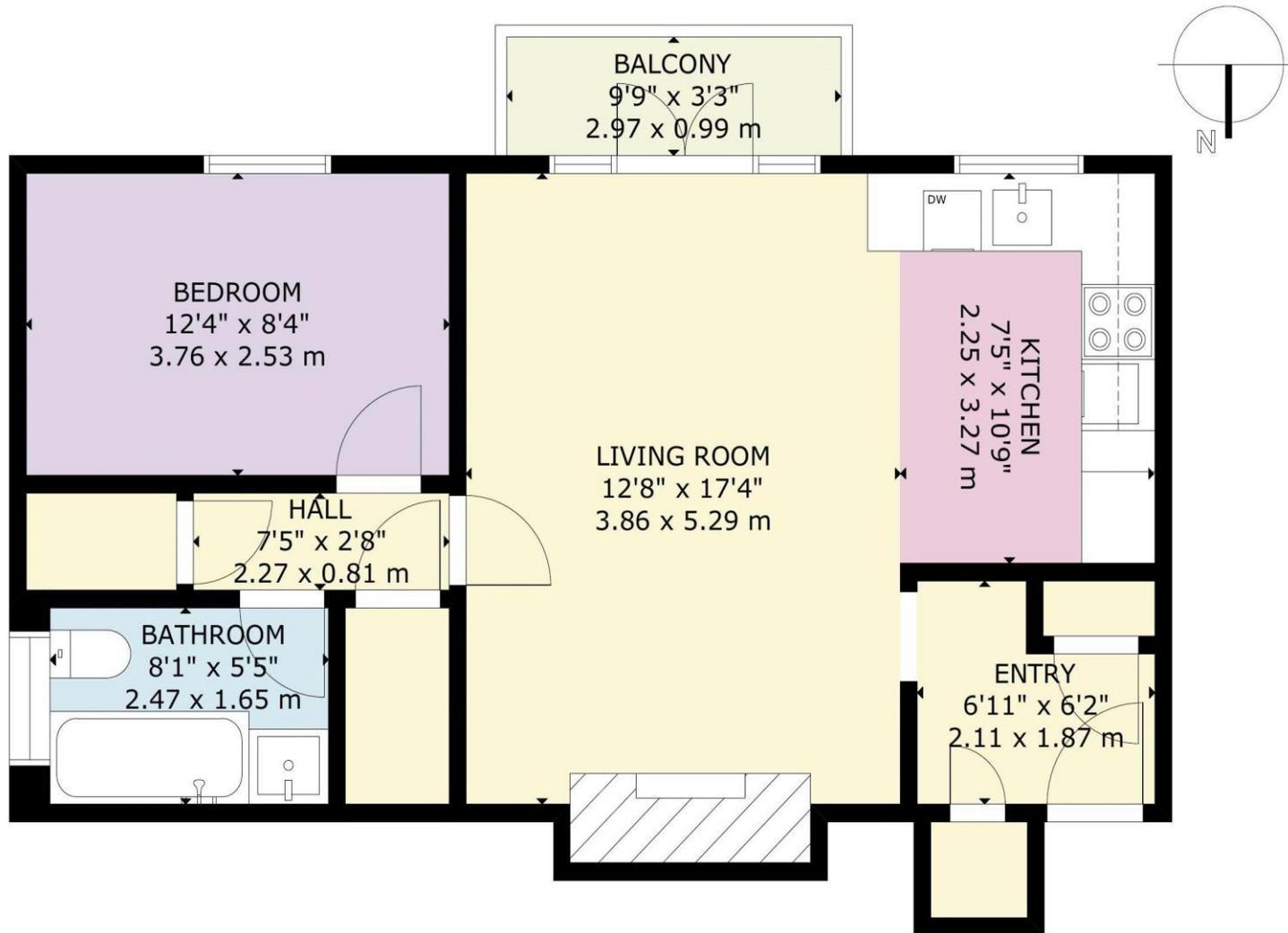


- 1930s purpose-built block. Chain Free
- Private, gated estate
- Top floor (3rd)
- Open plan reception-kitchen (Bosch appliances)
- Balcony with stunning London views
- Re-decorated, new flooring and radiators
- Double bedroom
- Bathroom
- Resident's street parking
- Close to vibrant shops, cafes and restaurants
- EPC - G



			<b>EPC</b>
1	1	1	G





GROSS INTERNAL AREA  
TOTAL: 54 m<sup>2</sup>/587 sq ft  
3RD FLOOR: 54 m<sup>2</sup>/587 sq ft  
EXCLUDED AREAS: BALCONY: 3 m<sup>2</sup>/32 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

3RD FLOOR

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