



## Luxley House, Armitage Road NW11

A stunning 2 bedroom, 2 bathroom 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 second floor apartment comprises 2 bedrooms, 2 bathrooms, 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 5 Weeks

Joint Sole Agent

£980 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 |           |

