

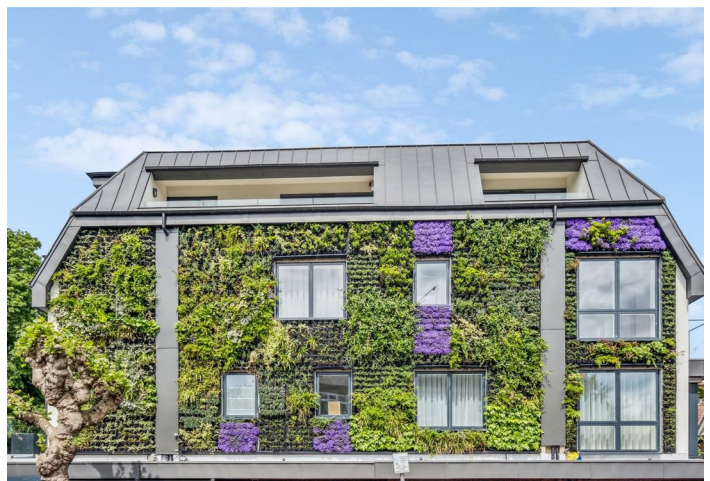


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NEW HOMES

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, Luxley House, NW11

LAST FEW APARTMENTS AVAILABLE FOR SALE

A stunning 3 bedroom, 3 bathroom lower ground and ground floor duplex 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. On the ground floor is a large master bedroom, with dressing room and a fully equipped en-suite bathroom, downstairs there are two further bedrooms, both with en-suite facilities, laundry room, large kitchen/lounge/dining area with pantry/wine room, guest cloakroom & access to a stunning private courtyard garden.

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

CGI imagery for guidance purposes.

Joint Sole Agent

£2,600,000



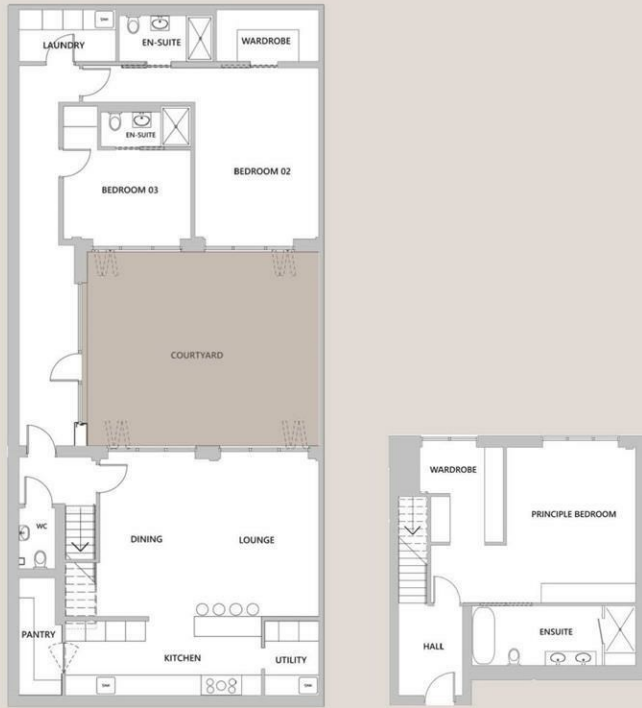
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Glentree Estates Ltd
698 Finchley Road
London NW11 7NE

Duplex 2

3 bed, 3 bath



LOWER GROUND

GROUND FLOOR

Lounge/Dining/Kitchen	49.63 m ²
Wine Room (Pantry)	3.32 m ²
WC	1.97 m ²
Courtyard	40.2 m ²
Laundry	4.62 m ²
Principal Bedroom & Ensuite	45.51 m ²
Bedroom 2 & Ensuite	29.75 m ²
Bedroom 3 & Ensuite	18.51 m ²
Total area (exc. courtyard)	196.3 m²

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

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	



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