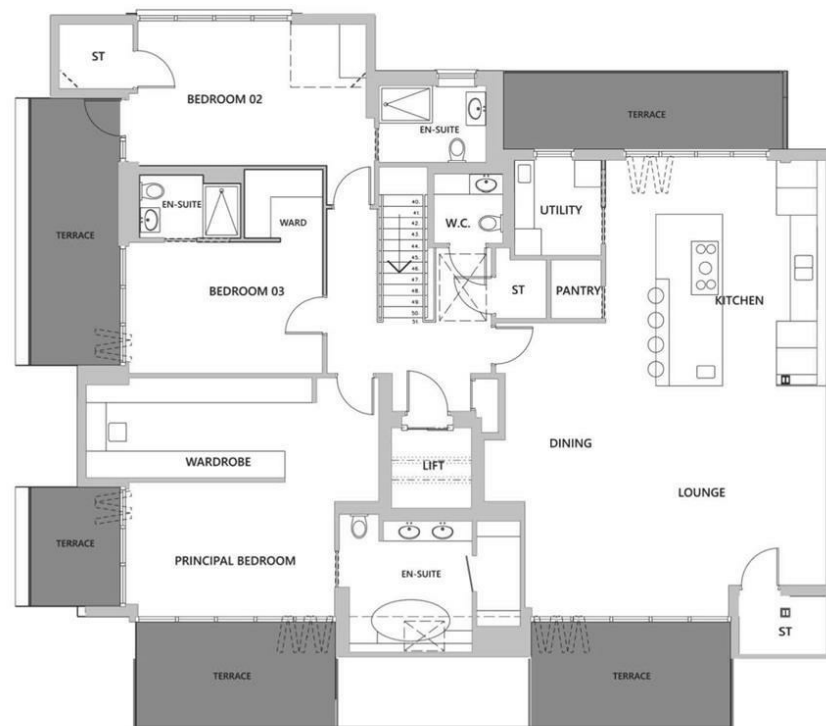


Penthouse

3 bed, 3 bath

Lounge/Dining/Kitchen/Pantry	64.23 m ²
Cloaks	2.4 m ²
Utility & Store	3.4 m ²
Terraces	46.0 m ²
Principal Bedroom & Ensuite	39.5 m ²
Bedroom 2 & Ensuite	40.5 m ²
Total area (exc. terrace)	191.0 m²



THIRD FLOOR



Luxley House, 47-49 Woodstock Road NW11

A stunning 3 bedroom, 3 bathroom penthouse apartment set over the entire third floor with direct lift access and spanning 2068 sq ft. 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. The penthouse apartment comprises beautifully appointed master bedroom suite with dressing area & en-suite bathroom, two further bedrooms with en-suite facilities, large open plan kitchen, living & dining room, pantry, utility room, guest cloakroom, private lift access into the apartment, 5 private terraces & off street parking.

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

AVAILABLE NOW

Long Let
Deposit 6 weeks rent
EPC Rating A
Barnet Council Band Not Confirmed

Furnished options to be discussed

Joint Sole Agent

£2,150 Per Week



RENTALS 020 8209 1144
SALES 020 8458 7311
FAX 020 8209 0307

E rentals@glentree.com
E sales@glentree.com
W www.glentree.com

Glentree Estates Ltd
698 Finchley Road
London NW11 7NE



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	

