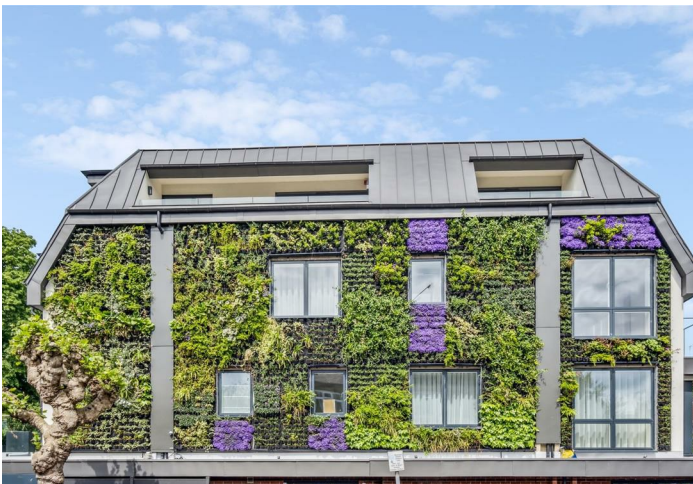




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, Luxley House, NW11

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A stunning 3 bedroom, 3 bathroom (all en-suite) first 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 first floor apartment comprises 3 bedrooms, 3 bathrooms (all en-suite), 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.

Joint Sole Agent

£1,750,000



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698 Finchley Road
London NW11 7NE



FIRST FLOOR

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

Apartment 6

3 bed, 3 bath

Lounge/Dining/Kitchen	38.3 m ²
Cloaks	1.8 m ²
Laundry & Store	3.1 m ²
Terrace	19.6 m ²
Principal Bedroom & Ensuite	23.2 m ²
Bedroom 2 & Ensuite	21.1 m ²
Bedroom 3 & Ensuite	13.4 m ²
Total area (exc. terrace)	117.1 m²

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	94	94
(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	

