



DUPLEX 4

3 BED & 3 BATH

Lounge/Dining/Kitchen	49.6 m ²
Wine room (Pantry)	3.3 m ²
WC	1.9 m ²
Courtyard	40.8 m ²
Laundry	4.6 m ²
Principal Bedroom & Ensuite	45.5 m ²
Bedroom 2 & Ensuite	29.8 m ²
Bedroom 3 & Ensuite	18.5 m ²
Total area (exc. courtyard)	200 m ²



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

Luxley House, Armitage Road NW11

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.

Available May 2025
EPC Rating A
Long Let
Barnet Council Tax Unconfirmed

Joint Sole Agent

£1,961 Per Week



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	94	94	(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

