



DUPLEX 4

3 BED & 3 BATH

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



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

Luxley House, Armitage Road NW11

This impressive new-build duplex apartment in the heart of Golders Green offers 1,998 sq ft of contemporary living space. Arranged over two floors, the property features a spacious principal bedroom with extensive built-in storage, a walk-in wardrobe, and a fully fitted en suite bathroom complete with a luxurious steam room shower. There are two further well-proportioned bedrooms, each benefiting from their own en suite. The apartment boasts a fully equipped modern kitchen, complemented by a separate utility room for added convenience. Additional benefits include off-street parking for one car and high-quality finishes throughout.

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

Available NOW  
EPC Rating A  
Long Let  
Barnet Coucil Tax Unconfirmed

Joint Sole Agent

£1,730 Per Week



