



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

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

£1,615 Per Week



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	

