

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 2122 SQ FT / 197 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 2016 SQ FT / 187 SQM  
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.  
 While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Langbourne Ave  
 date 24/02/22  
 photoplan



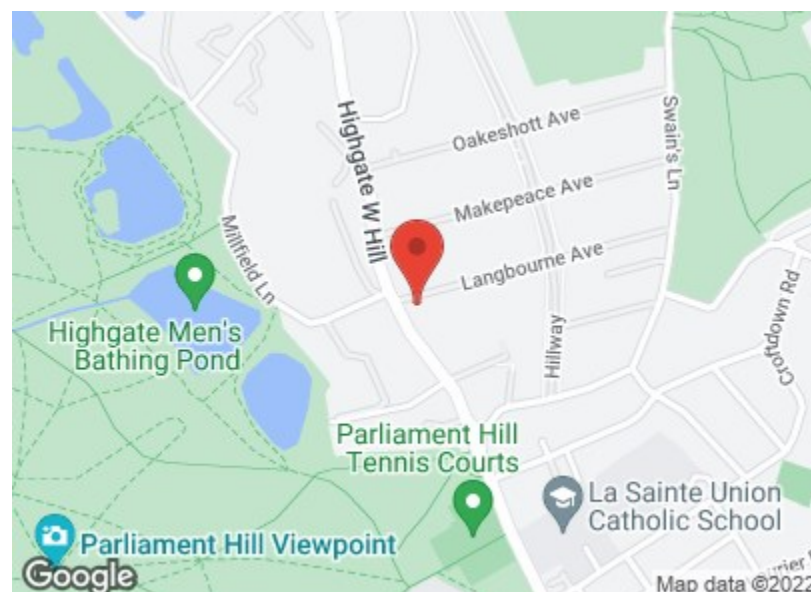
## Langbourne Avenue N6 6AJ Freehold £2,250,000

Available for the first time in 40 years is this 5/6 bedroom semi detached family home within the Holly Lodge Estate with the conversion originally designed by the well known architect John Winter. The ground floor provides a large kitchen/diner/family room leading directly to a lovely garden, a further reception room, study/bedroom 6 with shower, utility/storage room and a guest WC, whilst the first floor is configured as four bedrooms, family bathroom, separate WC, with the loft having been converted to provide a double bedroom with en-suite bathroom.

Langbourne Avenue is located within moments of the vast open spaces of Hampstead Heath as well as the varied shops and eateries on and around Swains Lane, whilst transport is provided by several Underground Stations & bus routes as well as Gospel Oak Overground.

Energy Efficiency Rating	
Current	Potential
	83
	55

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential



Service: It is not our company policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars nor oral representation form part of any offer or contract and their accuracy cannot be guaranteed.

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