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## **Langbourne Avenue, London, N6 6AL**

**£2,200,000**

Situated on the highly sought after Holly Lodge Estate within a few hundred yards of The Heath and the excellent local shops and restaurants of Swains Lane.

This deceptively large semi-detached house, has been extended to the rear, which adds a lovely conservatory and a study underneath. The South facing garden, extends to some 100' where there is a modern Garden room, which is used as a gym and sauna. A particular feature of this property, is the fantastic southerly views over London's skyline. The very well planned accommodation comprises:

\* 5 Bedrooms \* 2 En Suite Shower Rooms \* Family Bathroom \* Fabulous Kitchen/Dining Room open plan with Conservatory \* Reception Room \* Study/Playroom \* Guest WC \* Gym/Sauna \* Large South Facing Garden \*







Total Area: 217.4 m<sup>2</sup> ... 2340 ft<sup>2</sup> (excluding eaves storage, including gym/sauna, store room)

All measurements are approximate and for display purposes only

These details are subject to contract

