

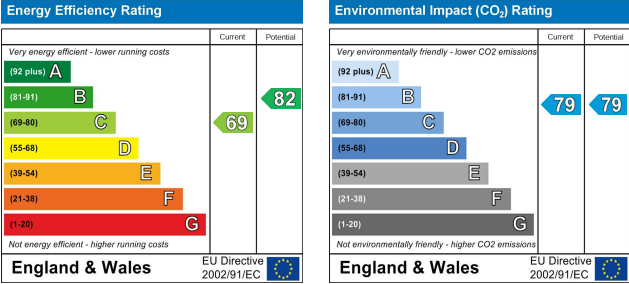
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| APPROX. GROSS INTERNAL FLOOR AREA 1047 SQ FT / 97 SQM | Landbourne Mansions |
| Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation | date 23/11/21 |
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Langbourne Avenue N6 6PR Offers In Excess Of £800,000

A 1047 sq.ft second floor **THREE** bedroom apartment situated within the sought after Holly Lodge Estate. The apartment comprises a double length reception room with French doors leading to a southerly facing balcony with far reaching views, three bedrooms (two doubles, one single), family bathroom and a separate WC.

THE FLAT WOULD BENEFIT FROM SOME COSMETIC IMPROVEMENTS and would thus provide for a substantial family home in a most sought after location being within a few minutes walk of Hampstead Heath, Highgate Village and the shops and eateries along Swains Lane with Archway & Tufnell Park Underground as well as Gospel Oak Overground and several bus routes all within easy walking distance.



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.

Langbourne Avenue, London N6 6PR

