



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 710 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 710 SQ FT / 66 SQM

Ref: Copyright [photoplan](#)

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 Avenue N6 6PR £585,000

With a southerly aspect from the reception room is this first floor **TWO BEDROOM** apartment located within the much sought after private Holly Lodge Estate. This character apartment offer a spacious reception room, one double and one single bedroom as well as a separate kitchen and a family bathroom. Permit parking is available as well as use of the communal gardens.

The shops and eateries along Swains Lane are within a few moments walk as are the open spaces of Waterlow Park and Parliament Hill Fields. Transport is varied with Archway & Kentish Town Underground as well as Gospel Oak Overground nearby and several bus routes into central London.



| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| 63 | 82 |

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Current | Potential |
| 62 | 87 |

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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