



# LUXLEY

HOUSE

GOLDERS GREEN, LONDON



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## "Sustainability and Inclusivity Without Compromise"

A brand new state of the art collection of eight, 3-bed 3-bath and one, 2-bed 2-bath luxury apartments, comprising four, 2-storey duplexes, four single storey apartments and a stunning penthouse, located on Armitage Rd, Golders Green, NW11.

It is not only a landmark development for net zero carbon, but reaches new standards of religious inclusion and fire safety, with a Shabbat lift and other Shabbat/Sukkah features as standard and full fire suppression throughout.



**The UK's first  
"net zero carbon"  
luxury residential block**







## About Golders Green

Golders Green is buzzing with an eclectic mix of shops, cafes and restaurants, adjacent to open green spaces. and offers a safe and charming environment within easy travelling distance of Central London and minutes away from the M1 for travelling further afield.

Luxley House is a stone ´s throw away from Golders Green Road, the main shopping area, and minutes from the Northern Line Underground, giving direct access to the City and the West End. The National Express coach station is less than 5 minutes walk and affords direct transport to both Luton and Stanstead Airports.



**Armitage Road, Golders Green,  
London, NW11 8AZ, United Kingdom**





## Net Zero Carbon

Experience a paradigm shift in urban living at our pioneering apartment development in Golders Green, London, believed to be the first residential block of its kind in the UK to achieve the coveted "net zero" status as defined by the British Business Bank.

This project seamlessly fuses modern comfort and luxury with cutting-edge eco-conscious design, redefining the landscape of sustainable urban development in the heart of Barnet and making a commitment to a greener future.

### Renewable Energy:

Our building harnesses solar power and Air Source Heat Pumps to reduce its carbon footprint.

### Energy Efficiency:

Our construction methods and materials have utilised cutting-edge technologies to minimize energy consumption, ensuring optimal performance with the least environmental impact.

### Living Green Wall:

With a full elevation of vibrant foliage, this vertical garden not only provides a visual oasis in the town centre environment but fosters biodiversity and carbon capture.

# An Exclusive Collection of Nine Luxury Apartments

Apartment	Floor	Sq.M			Sq.Ft		
		Gross Internal Area	Private Courtyards & Balconies	Total Sales Area	Gross Internal Area	Private Courtyards & Balconies	Total Sales Area
Duplex 1	Ground & -1	196	40	236	2,109	435	2,544
Duplex 2	Ground & -1	186	35	221	1998	381	2,379
Duplex 3	Ground & -1	192	36	228	2,067	390	2,457
Duplex 4	N O T   A V A I L A B L E						
Apartment 5	First	115	19	134	1,232	208	1,440
Apartment 6	First	127	25	152	1,365	271	1,636
Apartment 7	N O T   A V A I L A B L E						
Apartment 8	Second	118	11	129	1,269	118	1,388
Penthouse	Third	192	48	241	2,069	520	2,589
ALL UNITS INCLUDE A PRIVATE PARKING SPACE							





# Internal Specifications

(All apartments fitted to penthouse specification)

## General Finishes:

- Underfloor heating system throughout
- Open plan kitchen/living/dining
- Floor to ceiling bi-folding doors for bedroom and living area terraces
- Matt black italian door furniture
- Bespoke 3 -panel internal doors
- Sliding pocket doors for ensuites, utility & pantry rooms
- Veneered black front door with electronic Shabbat compliant locks

## Electrical & Lighting:

- KNX Smart home lighting system with mobile phone control
- Electric rail curtains and voiles
- Wired for Virgin/BT/Sky+ in living area & bedrooms
- Recessed LED downlighters, strips and step lighters (3000k warm white)
- CAT6 wiring throughout
- Intercom door entry system
- Matt black USB-C plug sockets

## Flooring & Tiles:

- Engineered oak wood herringbone
- Italian porcelain marble-effect large format tiles (60x120cm)
- Bespoke large bookmatched tile shower area finish

## Kitchens & Living:

- Bespoke individually designed kitchen
- Handleless, push to open soft close drawers
- Quartz stone marble worktop & splashback
- Cashmere grey matt finish cabinets with LED strip underlighting
- Breakfast bar island with cooking area & second sink
- Pantry room with cupboards, shelving & wine storage
- 60 inch recessed TV surround with bioethanol electric fireplace
- Built-in espresso machine & wine cooler

## Equipment:

- Miele smartline induction hob with teppanyaki grillplate & downdraft extraction
- Miele combi microwave/oven & grill
- Miele coffee espresso machine
- Miele single oven x2
- Miele warming drawer x2
- Miele wine cooler
- Siemens integrated fullstanding fridge
- Siemens integrated fullstanding freezer
- Siemens dishwasher x2
- Quooker 4-in-1 tap (boiling/chilled/room/sparkling)

## Utility Room:

- Cashmere grey & truffle oak finish cabinets with LED strip underlighting
- Miele washine machine
- Miele tumble dryer
- Sink area with quartz stone 65mm worktop

## Principal Bedroom:

- Built-in wardroves with hanging space, rails and LED-lit shelves
- Dressing table with hollywood-style mirror lighting
- Bifolding doors with private balcony access

## Bathrooms & Ensuites:

- Luxury German & Italian brands including Grohe, Duravit & Quadro
- Glass steam shower enclosure with ceiling mounted shower, twin seats, hand held shower and 6kW steam unit w/smart control
- Hidden shaver sockets
- Twin sinks with bespoke vanity unit drawer and shelving
- Freestanding bath with handheld shower
- 19-inch waterproof TV over bath
- Wall mounted heated towel bars x3
- Stainless Steel taps and finishes

*Specifications will vary by apartment.*



## Duplex Apartments

These individually designed Duplex apartments are split over two floors, each containing three bedrooms.

Apts 1 & 4 have sunken italianate courtyards and boast bespoke designed wine rooms off the kitchen with double wardrobe areas in the principal bedrooms, while Duplex 2 and 3 come with their own private Woodstock Road entrance.

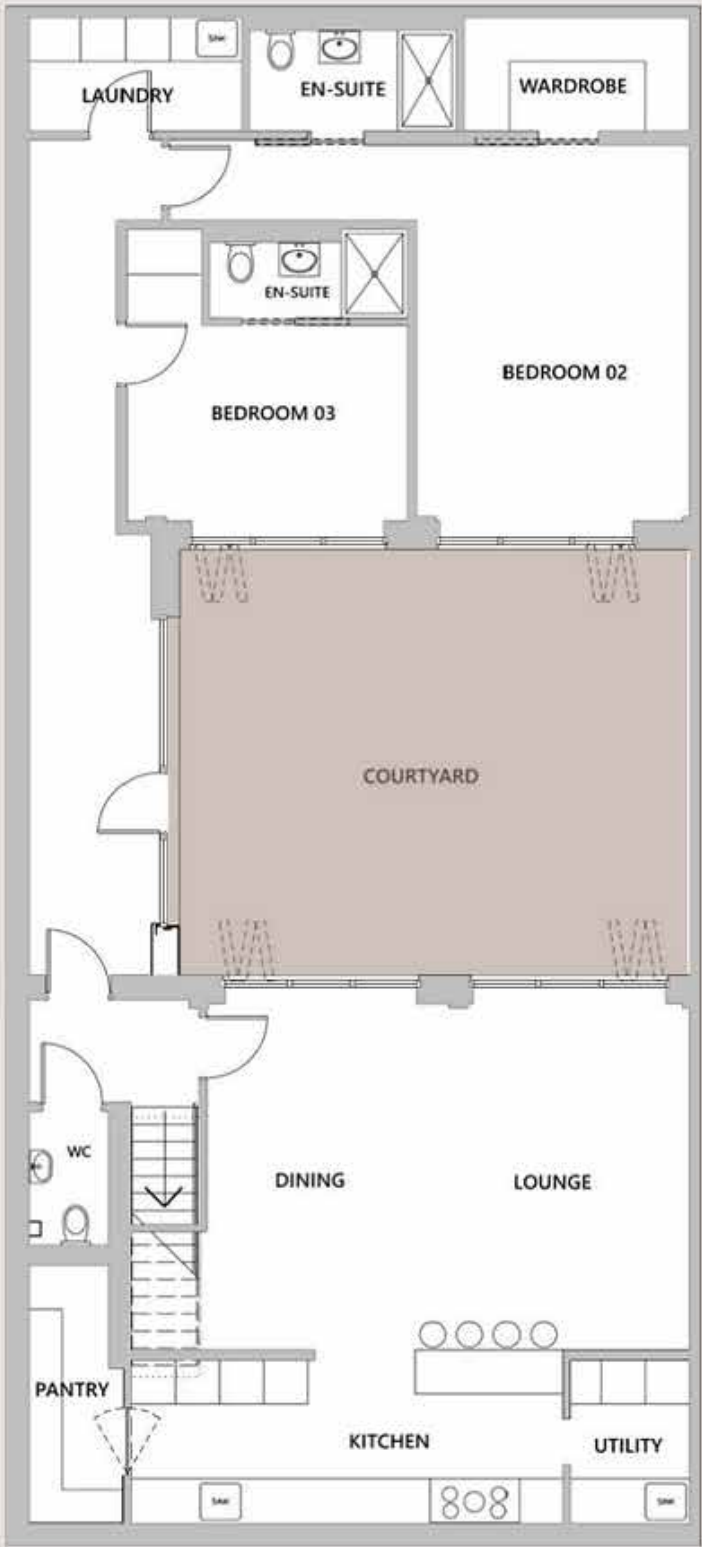


Duplex 1

3 BED & 3 BATH

Lounge/Dining/Kitchen	49.63 m²
Wine Room (Pantry)	3.32 m²
WC	1.97 m²
Courtyard	40.2 m²
Laundry	4.62 m²
Principal Bedroom & Ensuite	45.51 m²
Bedroom 2 & Ensuite	29.75 m²
Bedroom 3 & Ensuite	18.51 m²
Total area (exc. courtyard)	196.3 m²

AVAILABLE



LOWER GROUND



GROUND FLOOR

Exact layout and sizes may vary.  
Floor plans shown for Luxley House are for approximate measurements only.

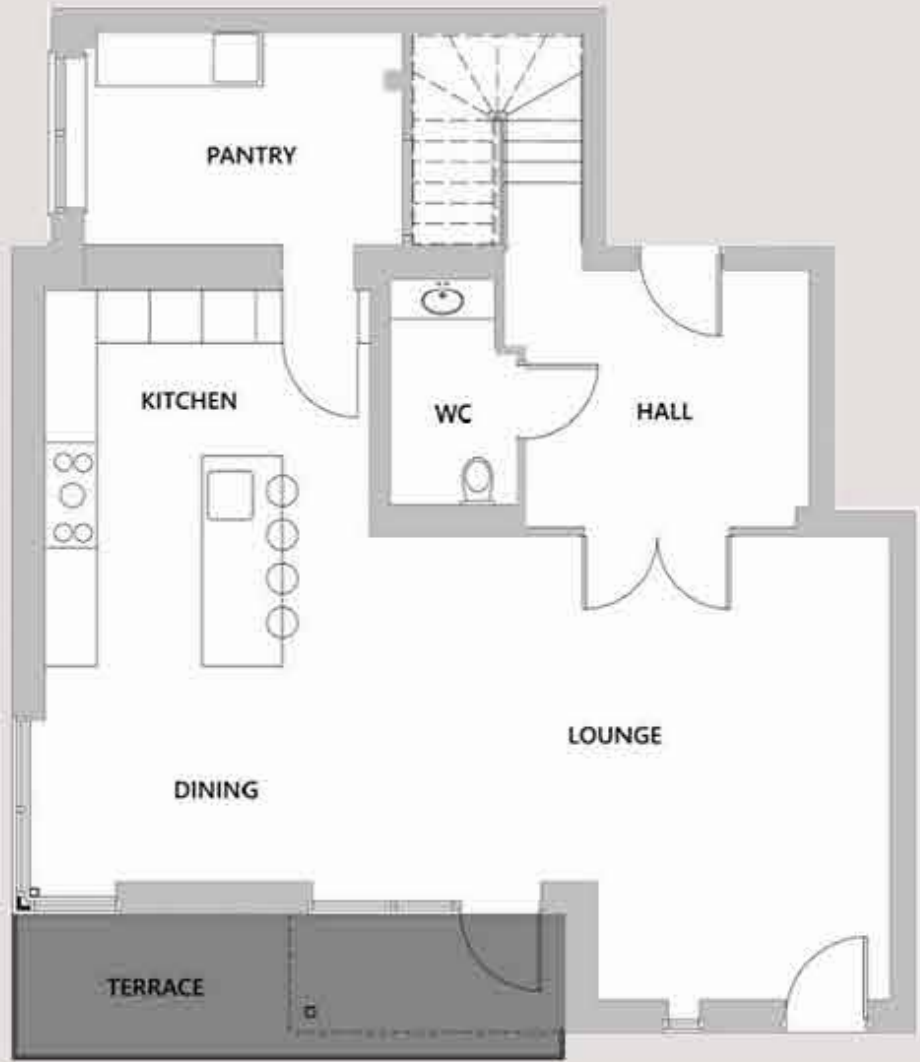


# Duplex 2

3 BED & 3 BATH

Lounge/Dining/Kitchen	52.7 m²
Pantry	8.7 m²
WC	3.49 m²
Courtyard & Terrace	29.9 m²
Laundry & Store	5.5 m²
Principal Bedroom & Ensuite	32.8 m²
Bedroom 2 & Ensuite	28.8 m²
Bedroom 3 & Ensuite	20.9 m²
Total area (exc. courtyard)	185.2 m²

AVAILABLE



GROUND FLOOR



LOWER GROUND

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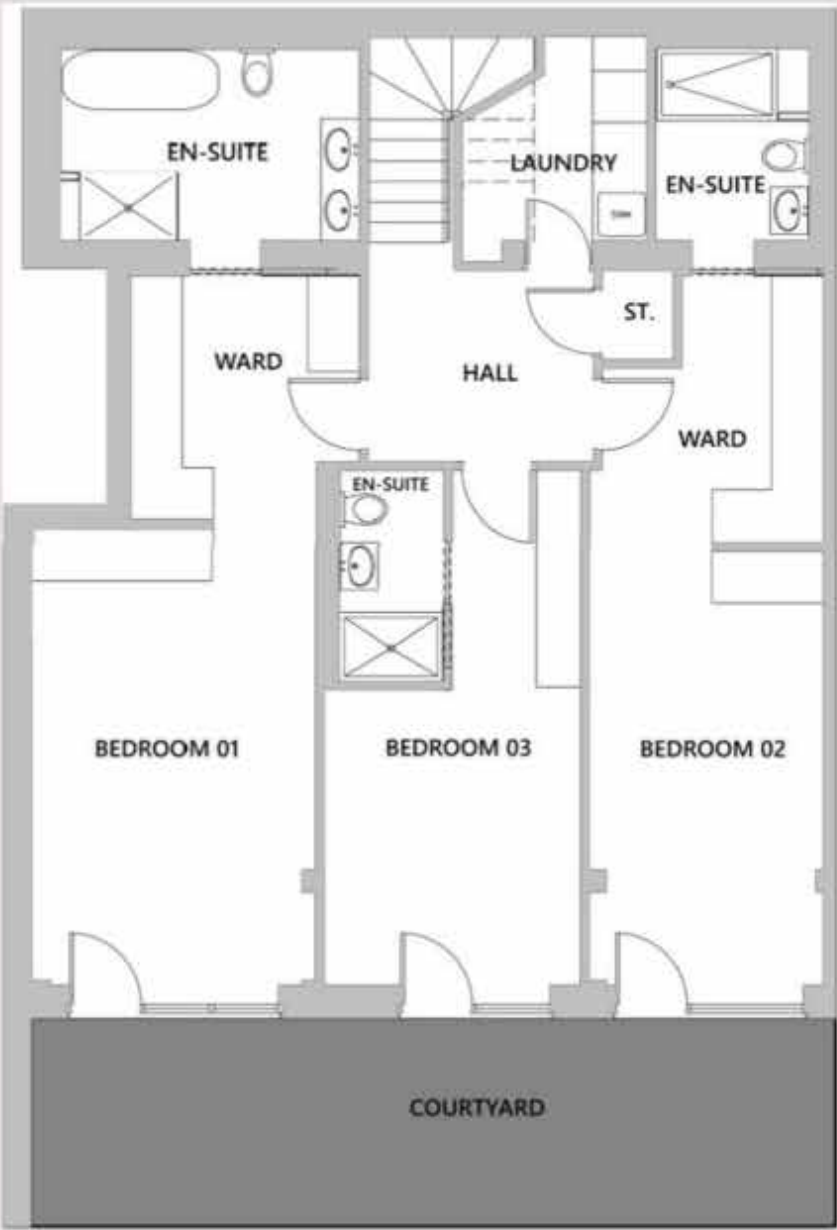


# Duplex 3

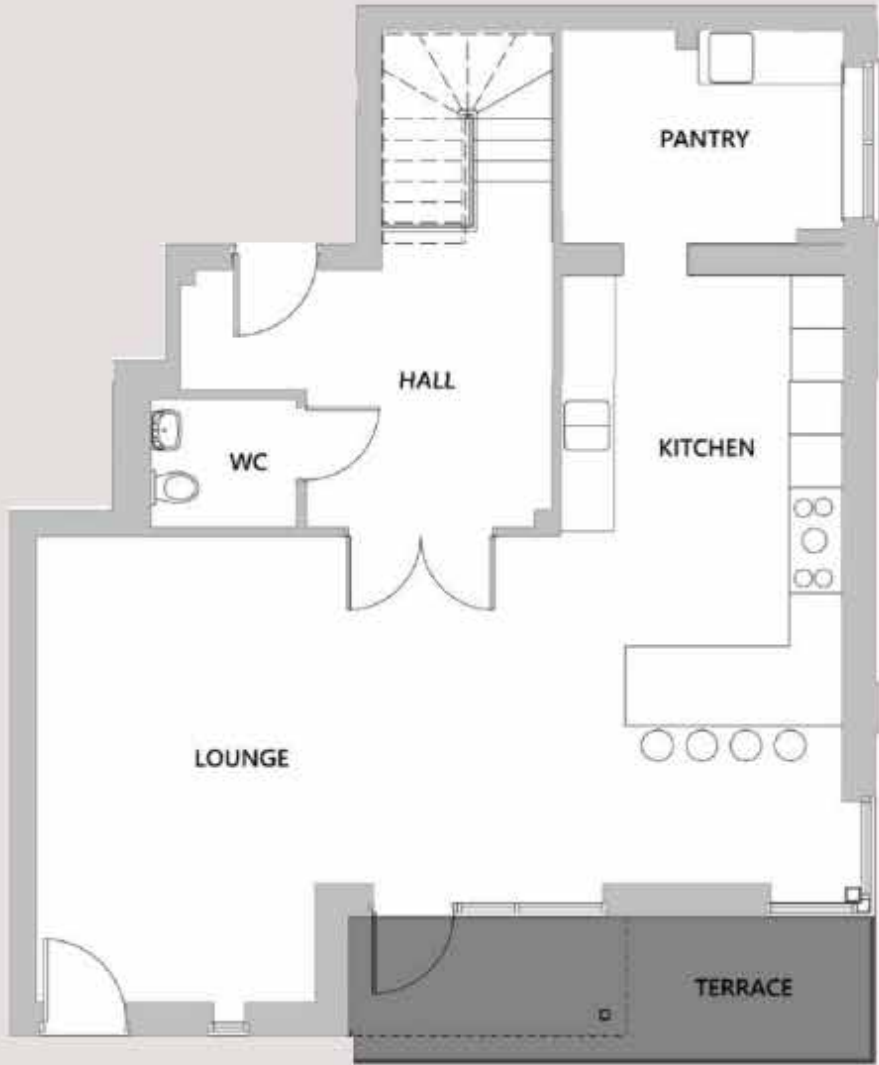
3 BED & 3 BATH

Lounge/Dining/Kitchen	49.5 m²
Pantry	7.5 m²
WC	2.4 m²
Courtyard & Terrace	30.8 m²
Laundry & Store	5.3 m²
Principal Bedroom & Ensuite	28.2 m²
Bedroom 2 & Ensuite	26.2 m²
Bedroom 3 & Ensuite	16.8 m²
Total area (exc. courtyard)	192.3 m²

AVAILABLE



LOWER GROUND



GROUND FLOOR

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# Duplex 4

## 3 BED & 3 BATH

Lounge/Dining/Kitchen	49.6 m²
Wine room (Pantry)	3.3 m²
WC	1.9 m²
Courtyard	40.8 m²
Laundry	4.6 m²
Principal Bedroom & Ensuite	45.5 m²
Bedroom 2 & Ensuite	29.8 m²
Bedroom 3 & Ensuite	18.5 m²
Total area (exc. courtyard)	200 m²

NOT AVAILABLE



GROUND FLOOR



LOWER GROUND

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# Apartment 5

3 BED & 3 BATH

Lounge/Dining/Kitchen	38.3 m <sup>2</sup>
Cloaks	1.8 m <sup>2</sup>
Laundry & Store	3.1 m <sup>2</sup>
Terrace	19.6 m <sup>2</sup>
Principal Bedroom & Ensuite	23.2 m <sup>2</sup>
Bedroom 2 & Ensuite	21.1 m <sup>2</sup>
Bedroom 3 & Ensuite	13.4 m <sup>2</sup>
Total area (exc. terrace)	117.1 m <sup>2</sup>

AVAILABLE



FIRST FLOOR

Exact layout and sizes may vary.  
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# Apartment 6

3 BED & 3 BATH

Lounge/Dining/Kitchen	43.3 m²
Cloaks	2.3 m²
Utility & Store	4.9 m²
Terrace	17.0 m²
Principal Bedroom & Ensuite	23.0 m²
Bedroom 2 & Ensuite	19.3 m²
Bedroom 3 & Ensuite	13.7 m²
Total area (exc. terrace)	126.9 m²

AVAILABLE



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# Apartment 7

2 BED & 2 BATH

Lounge/Dining/Kitchen	40.2 m <sup>2</sup>
Cloaks	2.7 m <sup>2</sup>
Utility & Store	3.4 m <sup>2</sup>
Terraces	25.8 m <sup>2</sup>
Principal Bedroom & Ensuite	27.0 m <sup>2</sup>
Bedroom 2 & Ensuite	16.0 m <sup>2</sup>
Total area (exc. terrace)	105.9 m <sup>2</sup>

NOT AVAILABLE



SECOND FLOOR

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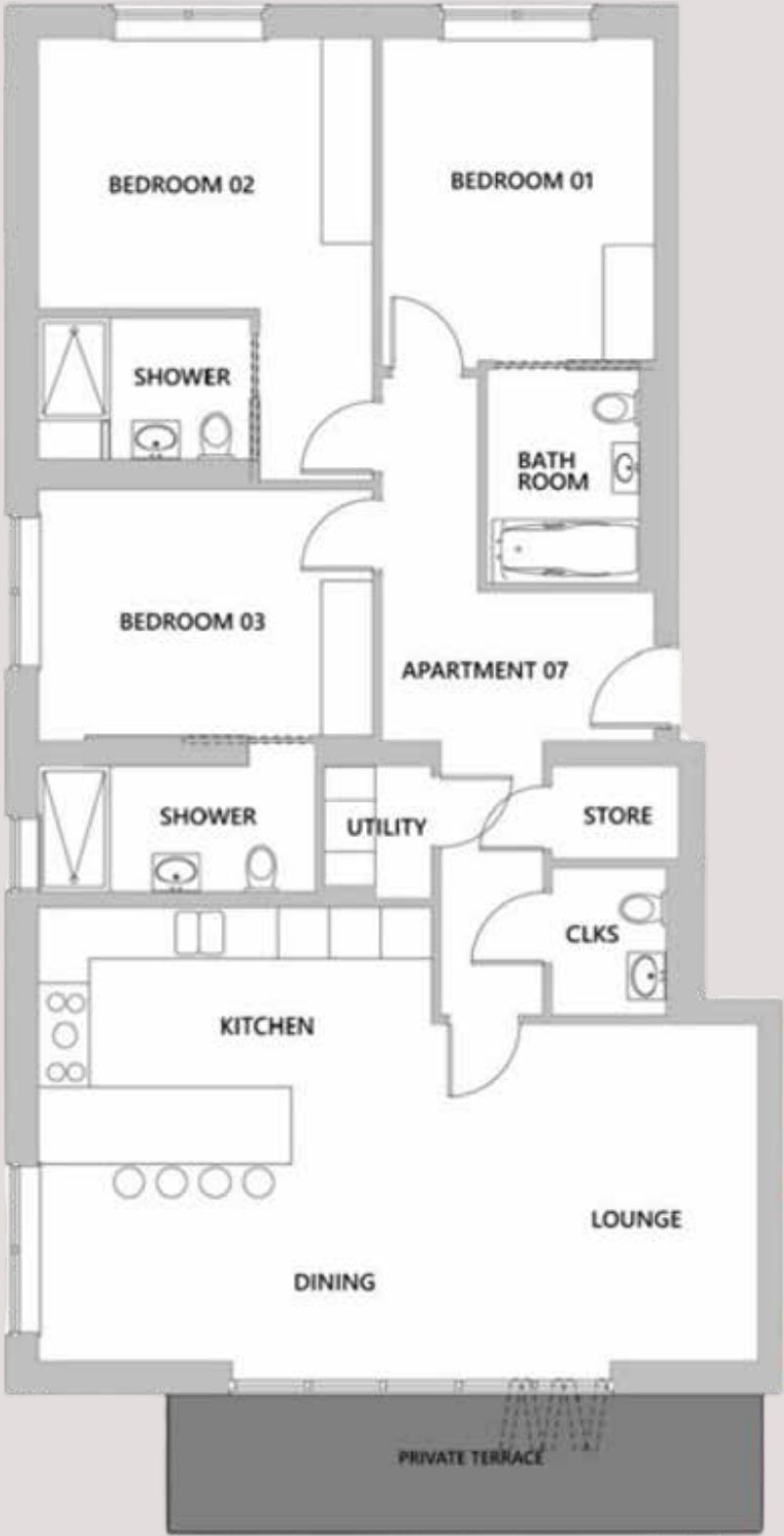


# Apartment 8

3 BED & 3 BATH

Lounge/Dining/Kitchen	39.3 m <sup>2</sup>
Cloaks	2.3 m <sup>2</sup>
Utility & Store	3.5 m <sup>2</sup>
Terrace	11.2 m <sup>2</sup>
Principal Bedroom & Ensuite	16.5 m <sup>2</sup>
Bedroom 2 & Ensuite	19.0 m <sup>2</sup>
Bedroom 3 & Ensuite	15.9 m <sup>2</sup>
Total area (exc. terrace)	118 m <sup>2</sup>

AVAILABLE



SECOND FLOOR

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## Penthouse

This stunning three bedroom, three bathroom Penthouse apartment is situated on the third floor and is the crown jewel of Luxley House.

Containing a total of five private balcony terraces and boasting direct lift access into the apartment, the Penthouse offers the ultimate in luxury living with Italian and German designer brands fittings, bespoke LED lit cabinetry and panoramic views of the surrounding area.



# Penthouse

3 BED & 3 BATH

Lounge/Dining/Kitchen/Pantry	64.23 m <sup>2</sup>
Cloaks	2.4 m <sup>2</sup>
Utility & Store	3.4 m <sup>2</sup>
Terraces	46.0 m <sup>2</sup>
Principal Bedroom & Ensuite	39.5 m <sup>2</sup>
Bedroom 2 & Ensuite	40.5 m <sup>2</sup>
Total area (exc. terrace)	191.0 m <sup>2</sup>

AVAILABLE



THIRD FLOOR

Exact layout and sizes may vary.  
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