



Langbourne Mansions, Langbourne Avenue, Highgate, N6

Leasehold

£799,950

 **litchfields**

44 Highgate High Street, Highgate Village, London, N6 5HX

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Offices also in Hampstead Garden Suburb

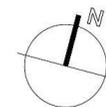
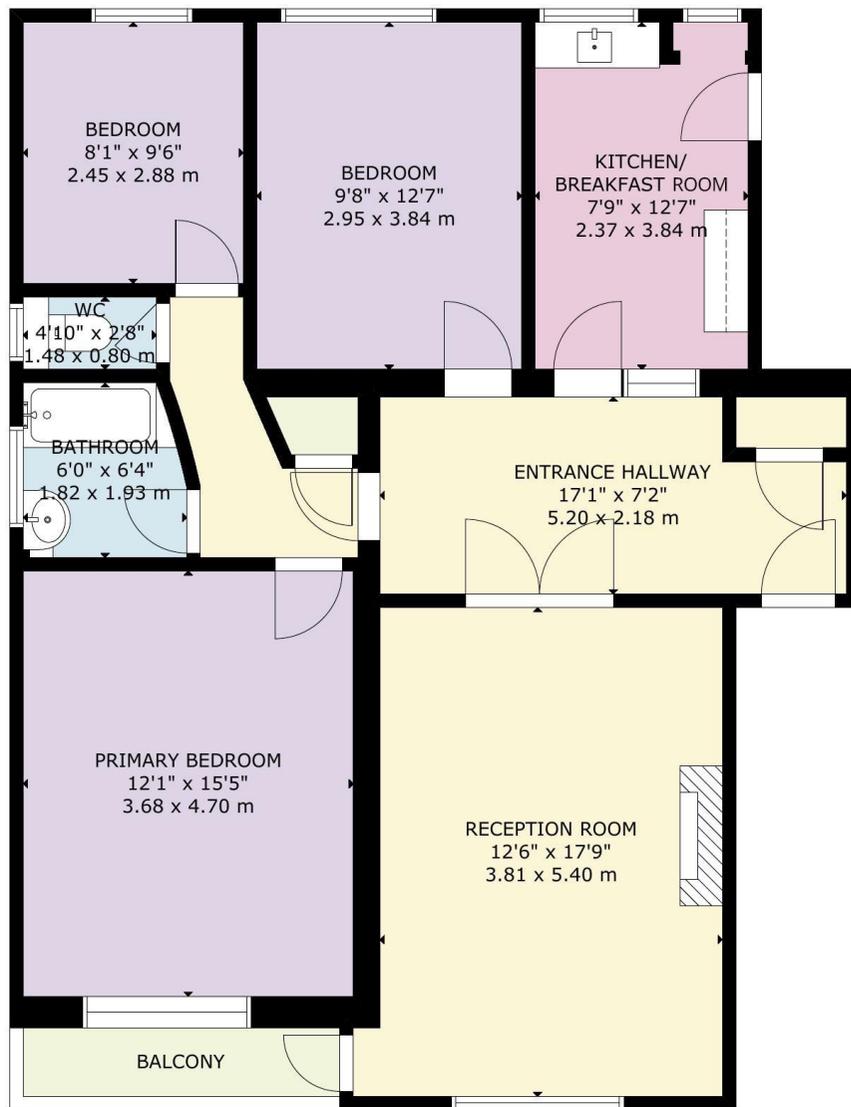


We are pleased to offer this super second floor 3 bedroom flat (no lift) in a very handsome 1930s purpose-built apartment block in an enviable location within the private, gated Holly Lodge Estate. This larger than average flat offers nearly 1000 square feet of living and entertaining space and features a sunny, southerly facing reception room with access to a balcony with lovely views. There is a spacious entrance hallway, kitchen-breakfast room with access to the service stairs which lead down to the rear communal gardens, 2 double bedrooms, a third single bedroom, family bathroom with separate wc and ample storage. Langbourne Mansions is very conveniently located a stone's throw from the vibrant local shops and eateries on Swain's Lane. It is also close to all the amenities of historic Highgate Village, transport links to central London and the City and the lovely green spaces of Waterlow Park, Kenwood and Hampstead Heath. Offered for sale Chain Free. EPC - D





- Period purpose-built apartment block
- 2nd floor apartment (no lift)
- Spacious, south facing reception
- Kitchen-breakfast room
- 2 ample double bedrooms
- Single bedroom
- Family bathroom/separate WC
- Built-in storage
- Communal garden
- Adjacent to Highgate Village and Waterlow Park
- Stone's throw from Hampstead Heath
- Excellent local convenience shopping on Swain's Lane
- Lease being extended
- EPC- D



GROSS INTERNAL AREA  
 TOTAL: 93 m<sup>2</sup>/997 sq.ft  
 SECOND FLOOR: 93 m<sup>2</sup>/997 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

SECOND FLOOR



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