



# Langbourne Mansions, Highgate, N6

**£550,000**      **Leasehold**

**litchfields**

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offices also in hampstead garden suburb & crouch end

We are pleased to offer for sale this very well presented 1 bedroom top floor flat (3rd floor/no lift) within the sought after private, gated, Holly Lodge Estate in an enviable position close to Parliament Hill and Hampstead Heath. This stylish flat has its own private balcony with superb views across the London skyline. Plentiful southerly light floods the rooms with sunlight and the current owners have reconfigured the flat to maximise light and space. They have also redecorated throughout and installed all new Bosch appliances (dishwasher, hob, oven and washer-drying machine). Langbourne Mansions is very conveniently located 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.



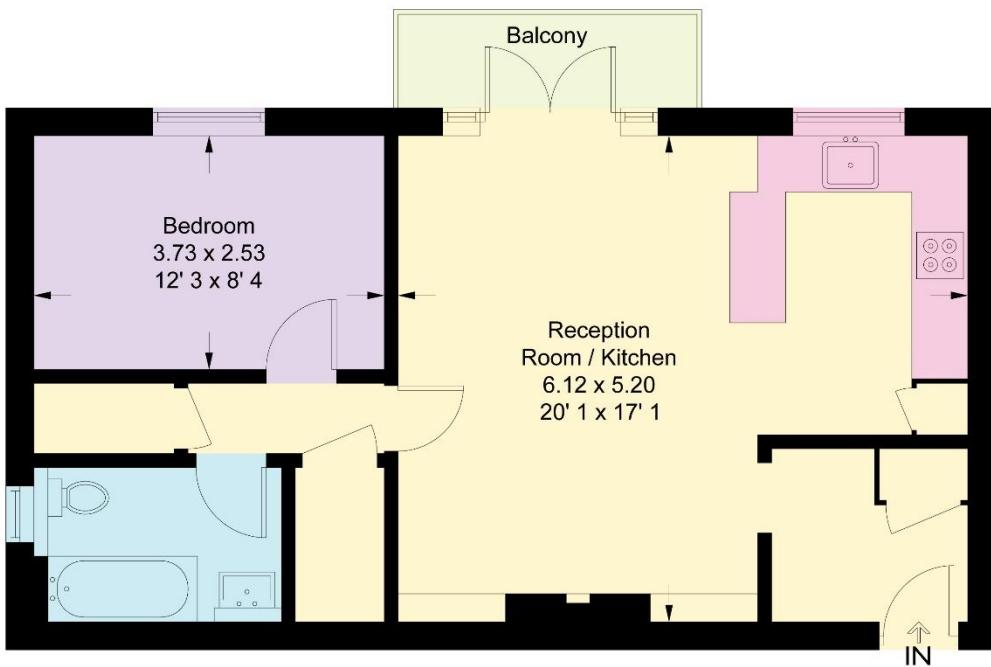


**1930s purpose built block on Private, gated estate**  
**Top floor (3rd - walk up)**  
**Entrance area**  
**Open plan reception-kitchen (new Bosch appliances)**  
**Working feature fireplace**  
**Balcony with stunning London views**  
**Built-in storage**  
**Family bathroom**  
**Double bedroom**



## Langbourne Mansions

Approximate Gross Internal Area = 563 sq ft / 52.3 sq m



### Third Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

**Resident's parking on street**  
**Close to Hampstead Heath & Waterlow Park**  
**Stone's throw from local convenience shopping**  
**Excellent transport links to Central London & the City**