



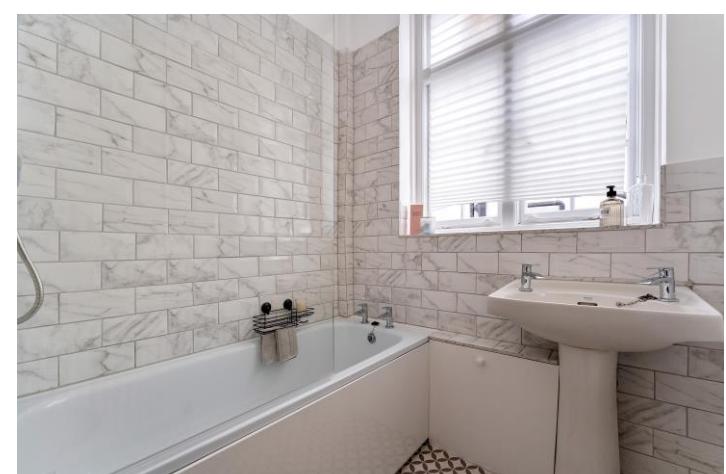
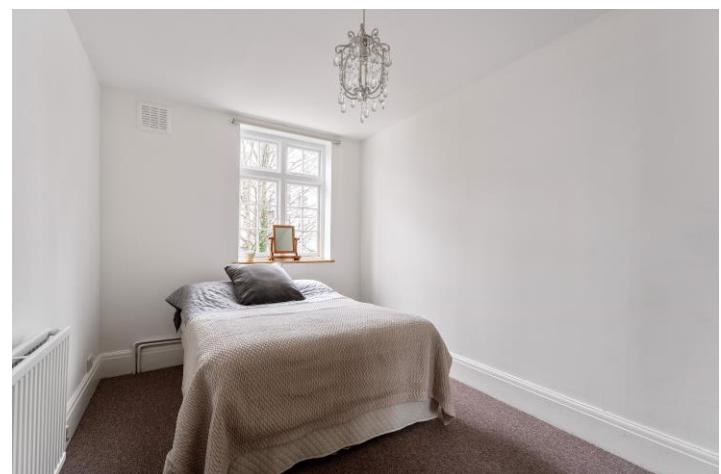
## Langbourne Mansions, Highgate, N6

**£799,999**

**litchfields**

44 highgate high street, highgate village, london, n6 5hx  
telephone 020 8348 8000 facsimile 020 8348 8232  
email [highgate@litchfields.com](mailto:highgate@litchfields.com) [litchfields.com](http://litchfields.com)  
offices also in hampstead garden suburb & crouch end

We are pleased to offer this super top floor 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, which has been redecorated throughout, offers over 1000 square feet of living and entertaining space and features a sunny, southerly facing reception-dining room with stunning views across the London skyline. There is a spacious 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 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. Long Lease and Chain Free.





## **View from Flat**

**Period purpose-built apartment block**

**Freshly redecorated - new carpets**

**Top floor flat (3rd floor-no lift)**

**Reception-dining room**

**Kitchen-breakfast room**

**2 double bedrooms**

**3rd single bedroom**

**Family bathroom/seperate WC**

**Built-in storage**

**Communal garden**

**Adjacent to Highgate Village & Waterlow Park**

**Stone's throw from Hampstead Heath**

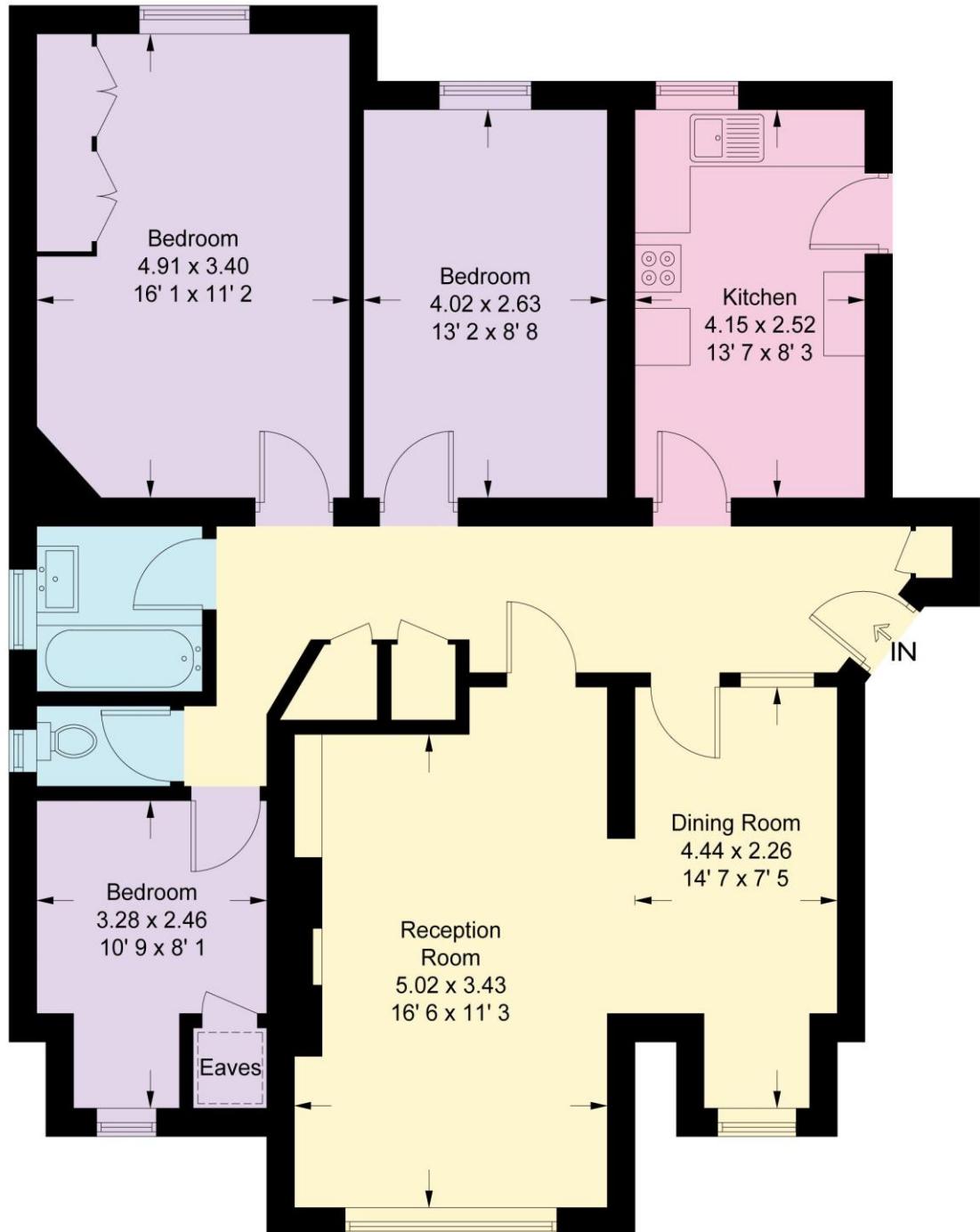
**Local convenience shopping & public transport on the doorstep**

# Langbourne Mansions

Approximate Gross Internal Area = 1061 sq ft / 98.5 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 5 sq ft / 0.5 sq m  
 Total = 1066 sq ft / 99 sq m



= Reduced headroom below 1.5m / 5'0



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.