



Pearl & Chance

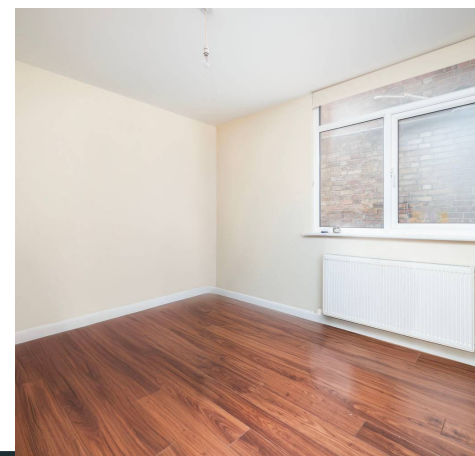
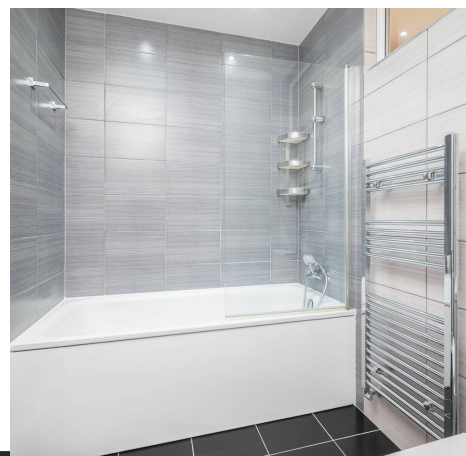
Montpelier Rise, London, NW11
£2,200 pcm

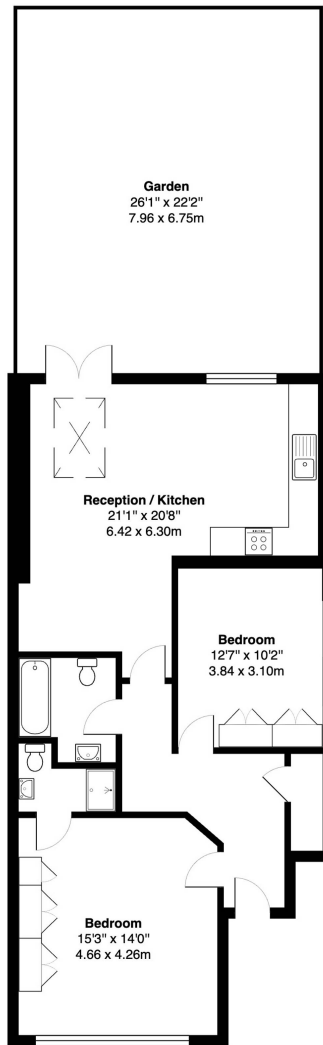
Montpelier Rise, London, NW11

A bright and spacious two-double bedroom, two-bathroom ground floor garden flat on Montpelier Rise. Offering approximately 900 sq ft (83.6 sq m) of internal space, the flat combines well-proportioned rooms with a modern open-plan layout. The property features a large reception and kitchen area with wood flooring, a skylight, and direct access to a private south-facing garden. The principal bedroom includes extensive fitted wardrobes and an en-suite shower room, while the second double bedroom is served by a contemporary family bathroom. Presented in good condition throughout, the property is offered unfurnished and includes off-street parking to the front.

Located within walking distance of Golders Green Road, Golders Green Underground Station, and Brent Cross Tube Station, the flat benefits from excellent local amenities and easy access to major routes including the A406, A41, and M1.

- Deposit £2,538
- Unfurnished
- Available Beginning of November
- Two Double Bedrooms
- Ground Floor
- Two Bathrooms
- South Facing Garden
- Off Street Parking
- Wooden Flooring
- Close to Golders Green Tube





Ground Floor

Montpelier Rise, London, NW11

Total Gross Area: 900 ft² ... 83.6 m² (excluding garden)

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Pearl & Chance

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IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.