



House

# Montpelier Rise London NW11 9SS

£950 Per week

Council Tax Band: E

## FEATURES

- 5 Double Bedrooms
- 2 Receptions
- Spacious Kitchen/Family Room
- Private Garden
- 3 Bathrooms
- Modern
- Fantastic Storage
- Driveway



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# 5 Bedroom House located in London

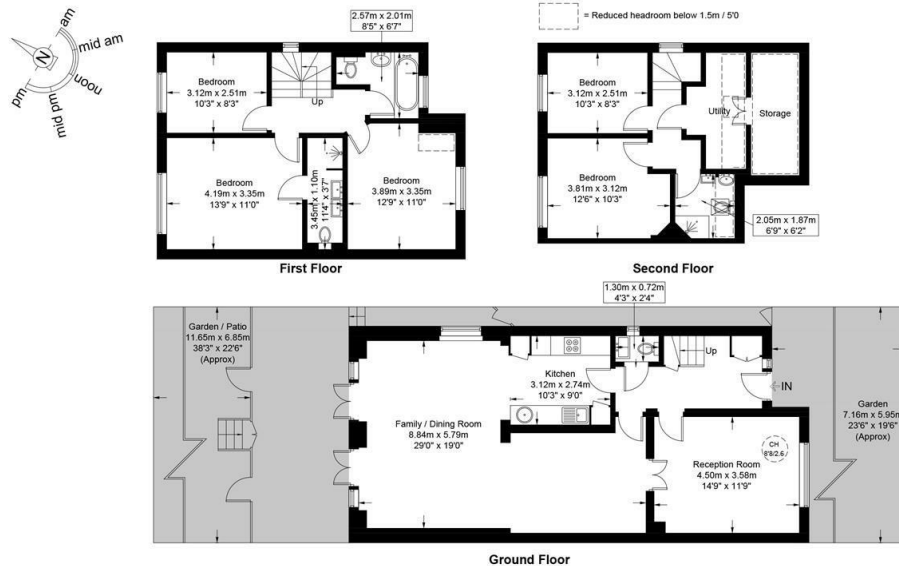
An immaculate family home arranged over three floors with private garden. The property has been substantially extended and fully renovated and it is presented in exceptional decorative order. The ground floor accommodation comprises separate front reception with double doors to the middle reception leading to extended kitchen/ breakfast room / family room with French doors opening up to the decked terrace leading onto the garden. There are three double bedrooms and two luxury bathrooms (one en-suite) on the first floor and a further two bedrooms, bathroom and utility room on the second floor.



Montpelier Rise, NW11

Approximate Gross Internal Area = 1857 sq ft / 172.5 sq m

Restricted Height = 111 sq ft / 10.3 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

