



Menelik Road
NW2

TO LET

£6,283 Per Month

NOW AVAILABLE TO RENT
is this newly refurbished
contemporary style family
home offering over 2713 sq ft
of lateral style living space
situated within this convenient
quiet enclave location that is
approached by a large 30ft
wide driveway.





This remodelled home is ideal for a growing family with a large double reception room with wooden floors and doors that flow through to the kitchen/dining room. The stylish new kitchen offers integrated appliances, white fitted units and a generous sized island/breakfast bar in the kitchen with contemporary hanging lights and large wine fridge. There is a utility room off the kitchen.

On the First Floor there is a four double bedrooms all of which have en-suites and moving upstairs to the Top Floor there is a further bedroom with en-suite bathroom and an abundance of light.

Externally, there is a private landscaped rear garden and off

street parking for two cars to the front of the property.

Menelik Road is ideally located in a quiet, popular residential enclave, convenient for the Underground, Overground and Thameslink networks, array of shops and restaurants of West End Lane as well as the many fine schools in Hampstead, West Hampstead and Queen's Park.

Early viewing is highly recommended.





- Substantial refurbished family home offering 2712 sq ft
- Stylish kitchen with integrated appliances
- Large reception room with an abundance of light
- Five double bedrooms all with en-suites
- Stunning contemporary styled en-suites
- Good transport links into London, The City and local airports
- COUNCIL: Camden (G)
- DEPOSIT: £8,699
- Private rear garden and off street parking for two cars
- Early viewing is recommended





Menelik Road, NW2

Approx Gross Internal Area = 252 sq m / 2713 sq ft

For identification only - Not to scale



Approx 2713.00 sq ft

EPC: C

Camden (G)

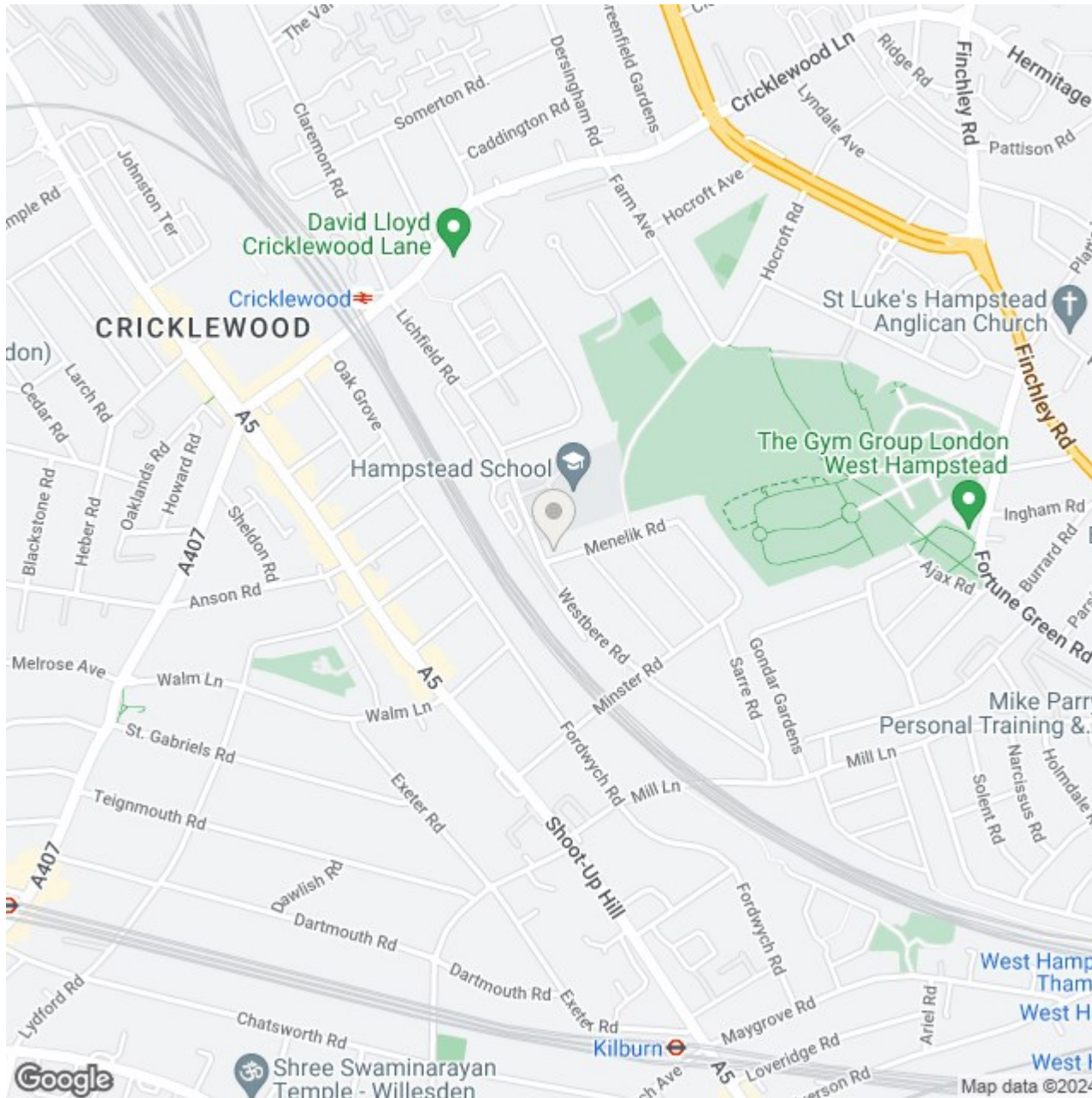
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This floor plan is produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
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Location



Menelik Road is ideally located in a quiet, popular residential enclave, convenient for the Underground, Overground and Thameslink networks, array of shops and restaurants of West End Lane, as well as the many fine schools in Hampstead, West Hampstead and Queen's Park. The area also has some great health clubs that are all within easy reach. Gladstone Park is also close by offering an outdoor gym, tennis courts and hosts each Saturday morning the popular Park Run. Queens Park, a City of London Park is also ten minutes away with the popular cafes, restaurants and bars that this area has to offer.

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