



Flat

## 28, MONTPELIER GROVE, NW5 2XD

Per Calendar  
**£2,850**

Available: 4th October 2024

### FEATURES

- Charming 2-bedroom garden flat
- One Master Bedroom, second smaller double bedroom
- Large private garden and separate patio space
- Open plan reception and dining room
- Bright and Spacious
- Hard floors and modern finish throughout
- Located moments from Kentish Town High Street



**Huddletons**

# 2 Bedroom Flat located in London

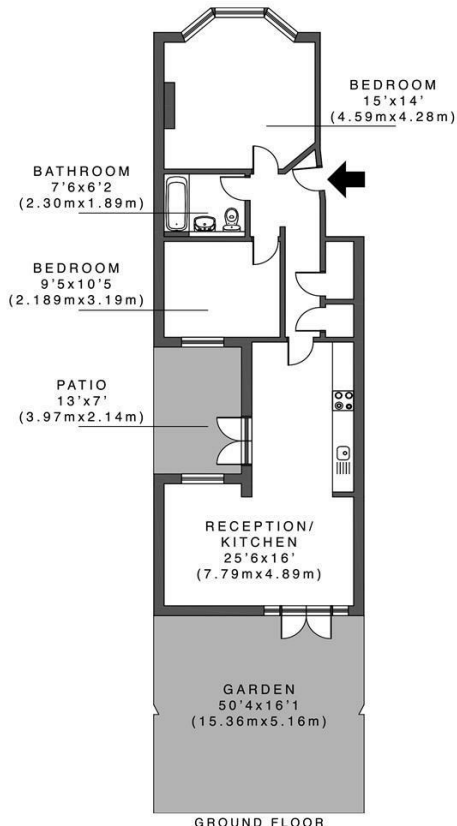
A charming 2-bedroom garden flat located in the desirable Montpelier Grove, Kentish Town. This property boasts a generous 832 sq ft of living space, perfect for those seeking a comfortable and modern home.

Upon entering, you are greeted by a stylish reception room, ideal for entertaining guests or simply relaxing after a long day. The property features a well-appointed modern 3-piece bathroom suite, ensuring convenience and comfort for its residents.

One of the highlights of this flat is its large and spacious private rear garden, providing a tranquil outdoor space for al fresco dining or enjoying a morning coffee. Additionally, there is a separate private patio area.

The flat comprises a sizeable master bedroom, offering a peaceful sanctuary for rest and relaxation. There is also a second small double bedroom, ideal for sharer, guests or as a home office for those working remotely.

**Montpelier Road, NW5**  
Approx. Gross Internal Floor Area:  
832 sq.ft/ 77.37 sq.m



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Call us on

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<http://www.huddletons.com>

**Council Tax Band**

**D**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

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