



**11 Lower Merton Rise, London
NW3 3RA
Asking price £2,495,000 Freehold**



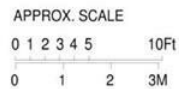
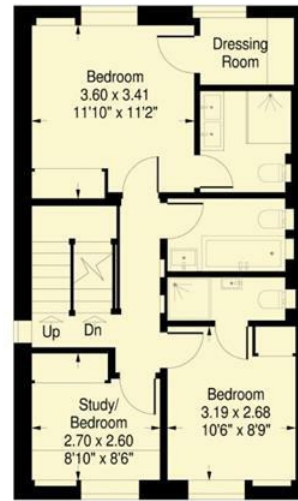
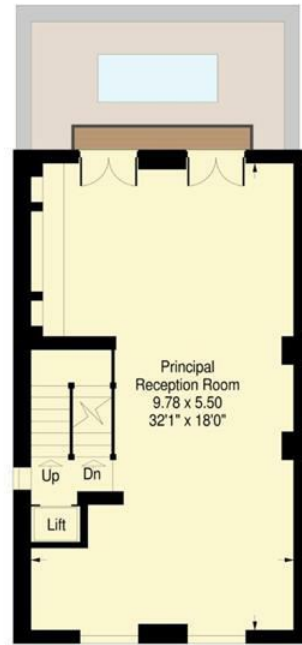
A stunning modern town house arranged over 4 floors (2433sqft / 226sqm) and set back behind private off street parking for two cars. The striking, contemporary interior features a large, fully fitted kitchen breakfast room with bi-fold doors leading to the South-West facing patio garden. The first floor is dedicated to a large open plan living area, with the master bedroom suite occupying the whole of the third floor. The open spaces of Primrose Hill are within 300 meters distance and Swiss Cottage Underground Station (Jubilee Line) is approx 1/2 mile away.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			72
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Lower Merton Rise, London NW3

Approximate Gross Internal Area:
226.0 sq.mts. / 2433 sq.ft. (not including garden store)
Garden store - 2.9 sq.mts. / 31 sq.ft.



Floor Plans produced by
Proplan
01491 842925

All measurements and figures are taken in accordance with RICS guidelines. This plan is for guidance only and must not be relied upon as a statement of fact.

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