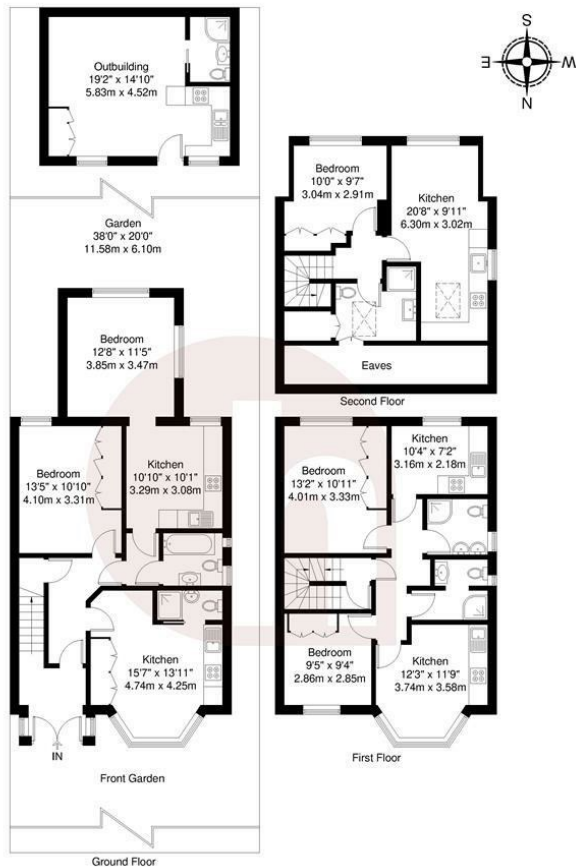




hausman
& holmes

Montpelier Rise, NW11

Asking Price £1,195,000



Montpelier Rise, NW11 9SS
 Gross Internal Area = 177.0 sq m / 1905 sq ft
 Outbuilding = 26.3 sq m / 283 sq ft
 Total = 203.3 sq m / 2188 sq ft

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



- Spacious semi detached property
- Self contained granny annex
- Well located
- Five bedrooms & five bathrooms
- Ideal for both investors & owner occupiers

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 57 Golders Green Road
 London NW11
 info@hausmanandholmes.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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		75	81
		EU Directive 2002/91/EC	

Compliant with RICS code of measuring practice, Particulars and floor plans are only a guide to the property and do not constitute or form part of any offer or contract and are not to be regarded as representation of fact. Any intending purchaser must satisfy themselves as to the accuracy of these particulars as they are given without responsibility. No person in the employment of Hausman and Holmes has any authority to make or give representation or warranty to properties being sold.