



Montpelier Rise | London | NW11

£4,250 Per month |

 5  3  2  C

ADN
RESIDENTIAL

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.

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

Council Tax Band: E
EPC: C



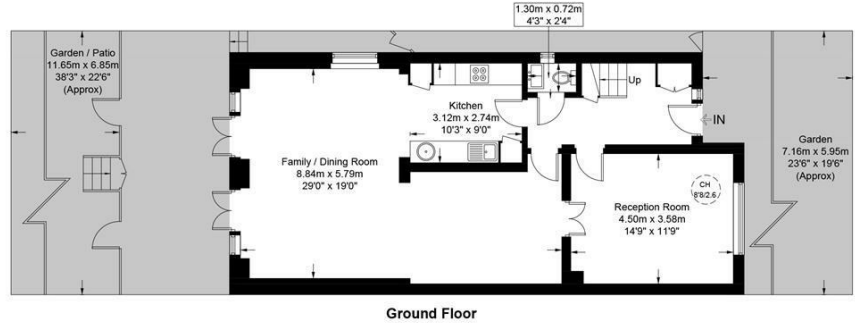
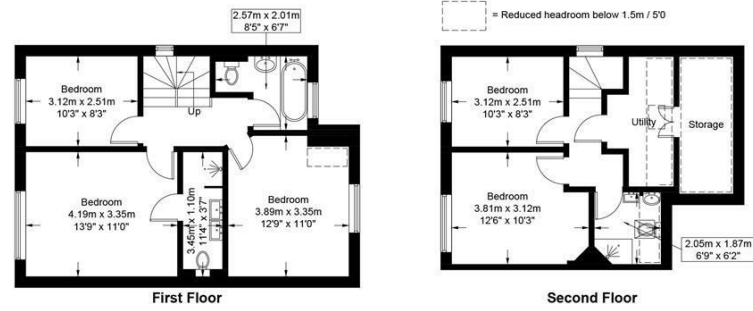
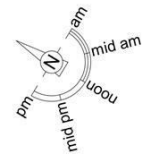




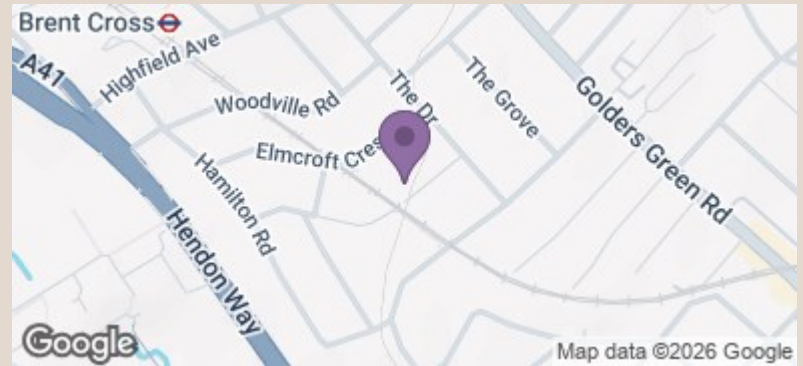
Montpelier Rise, NW11

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

Restricted Height = 111 sq ft / 10.3 sq m



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	69	
(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	

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