



**MONTPELIER RISE, GOLDERS GREEN, BRENT CROSS, LONDON NW11**

**£920 PW**



**YOUR FAMILY HOME - NW11**

**PROPERTY REFERENCE CODE: RL1151**

## **MONTPELIER RISE, GOLDERS GREEN, BRENT CROSS, LONDON** **NW11**

This airy five double bedroom semi-detached family home with a neutral but modern interior is located a short walk to Brent Cross Underground station (Northern Line), and shops on Golders Green Road.

- FABULOUS 5 BEDROOM SEMI-DETACHED HOUSE
- OPEN PLAN RECEPTION/KITCHEN
- 3 IMMACULATE BATHROOMS
- PARKING FOR 2 CARS
- LOVELY PATIO AND PRIVATE GARDEN
- CENTRALLY LOCATED FOR SHOPS AND TRANSPORT

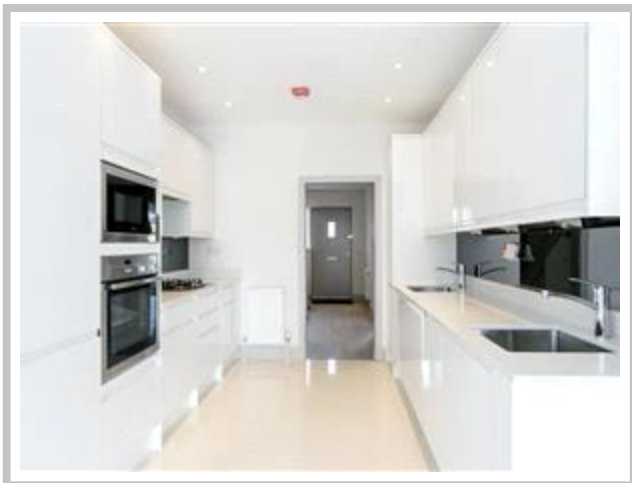
This airy five double bedroom semi-detached family home with a neutral but modern interior is located a short walk to Brent Cross Underground station (Northern Line).

The property comprises a bright and spacious open plan kitchen/family room leading onto a decked patio terrace and lawned garden, a second reception room, principal bedroom with en suite shower room, four further double bedrooms, family shower room, further family bathroom, and a guest cloakroom.

Additional benefits include a driveway for two cars and ample storage space.

Montpelier Rise is well located for the shops and cafes on Golders Green Road.


Council Tax Band: E







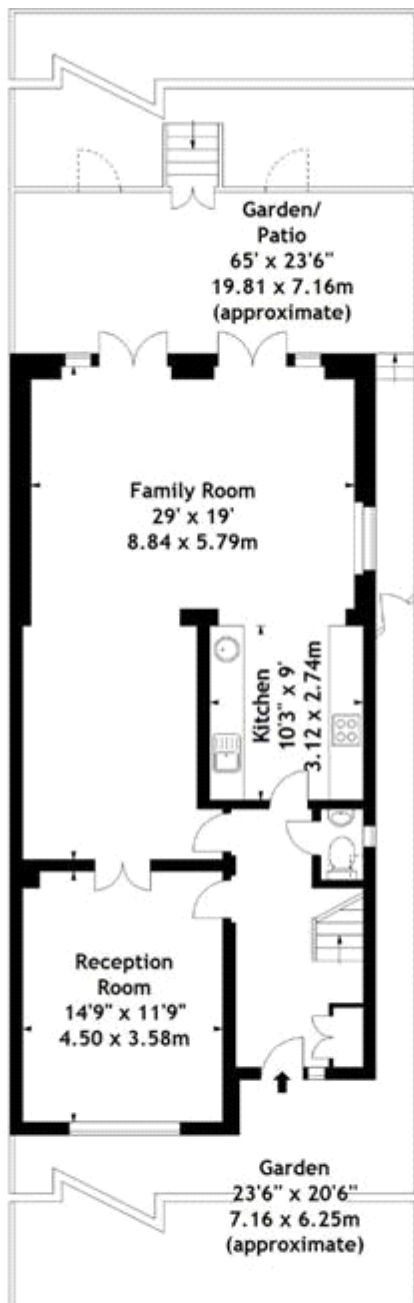


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

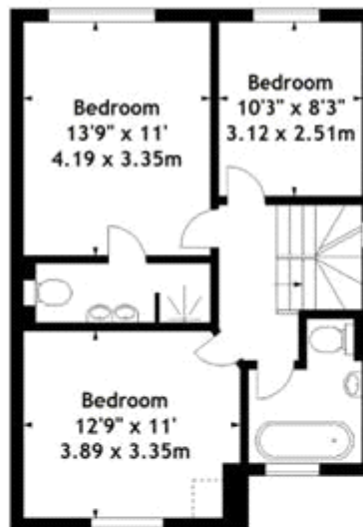
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.

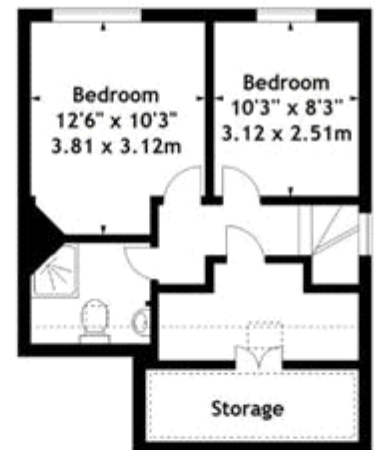
**Montpelier Rise, NW11**  
**Approx. Gross Internal Area**  
**1839 Sq Ft - 170.84 Sq M**



**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only and is not to scale.  
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 however all measurements are approximate.

Viewing by appointment only  
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