



MONTPELIER RISE, NW11
£799,950 FREEHOLD

A 3 / 4 BEDROOM FAMILY HOUSE WITH GREAT POTENTIAL

**3/4 BEDROOMS/ 2 RECEPTION ROOMS/ UTILITY ROOM &
CONSERVATORY/ LONG REAR GARDEN/ LOFT ROOM/ CHAIN FREE/ SOLE
AGENTS/ EPC RATING: TBC/ COUNCIL TAX BAND: BARNET - E**



DESCRIPTION:

We are delighted to offer this deceptively spacious 3/4 bedroom house, quietly located on Montpelier Rise, adjacent to its junction with Sandringham Road and Montpelier Way.

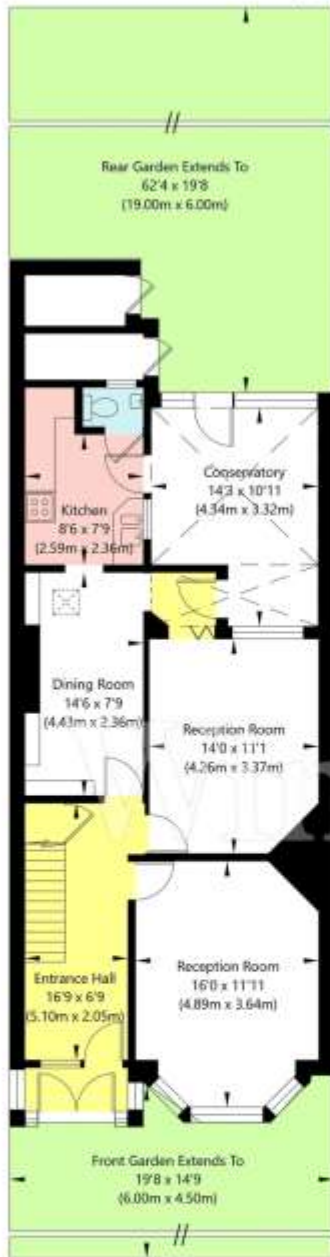
Accommodation comprises, 2 reception rooms plus a kitchen and conservatory/utility room on the ground floor. On the 1st floor there are located the 3 original bedrooms of which bedroom 3 has a staircase within it, providing direct access to the large loft room which is currently utilised as a playroom/bedroom.

Externally on the ground floor, there is a long rear garden with adjoining brick sheds abutting the back of the house. In conjunction with the conservatory there is excellent potential in this space to create a large rear extension which would be adjoining both the current rear reception room and kitchen.

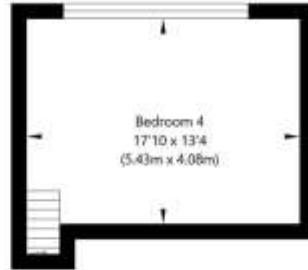
This house has not been on the market for more than 50 years and is now the perfect opportunity to create a fabulous contemporary family home. The house is to be sold chain free and we would recommend early viewing to avoid disappointment as we anticipate significant demand.



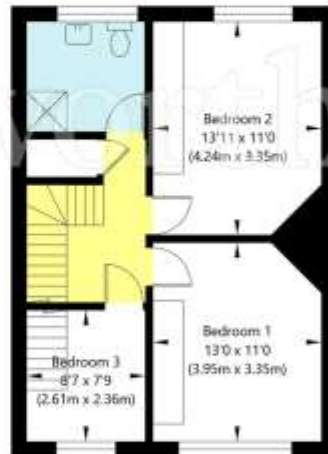
Montpelier Rise, London NW11 9DT



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 80.77 SQ M / 869 SQ FT



Loft
GROSS INTERNAL FLOOR AREA
APPROX. 22.52 SQ M / 242 SQ FT



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 48.87 SQ M / 526 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 152.16 SQ M / 1637 SQ FT

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.