

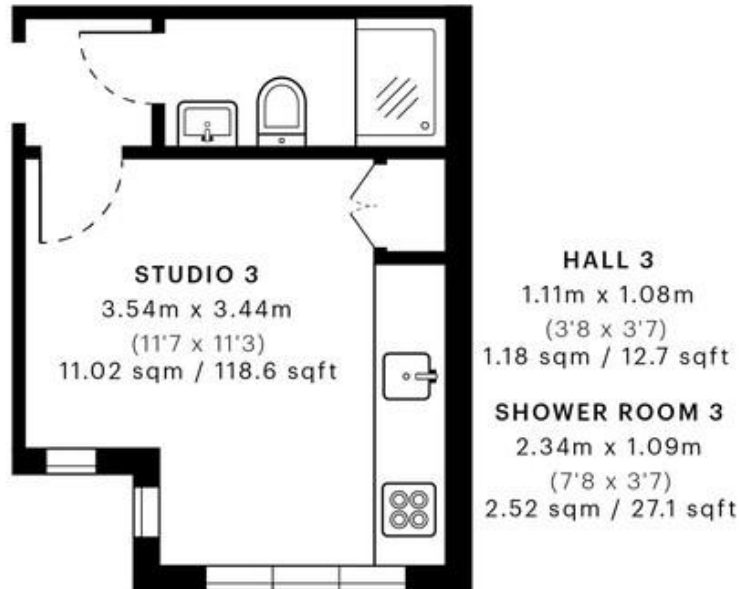


## Montpelier Rise, London

£1,100 pcm

Mile are pleased to present this brand newly refurbished super bedsit studio to rent in Golders Green. Consists of a double bed, built in wardrobes and fully fitted kitchen including a washer/dryer. Located a 5 minute walk to Brent Cross Station (Northern Line) and close to Golders Green High Street. All Bills Included in the rent (including Council tax and Internet). Available 11th July! EPC Rating E

- Brand Newly Refurbished
- Furnished
- Fully Fitted Kitchen
- Washer/Dryer Included
- All Bills Included
- 5 Min Walk to Brent Cross Station
- EPC Rating E
- Available 11th July



— Ground Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
15.14 sqm / 162.97 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
14.73 sqm / 158.55 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with

IPMS 3B RESIDENTIAL 15.43 sqm / 166.09 sqft

**MONEY LAUNDERING REGULATIONS 2003:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.