



**Property Details:**

Eli-G Estates are pleased to market this uniquely extended 6 bedroom semi detached house in a wonderful residential cul de sac in the heart of Golders Green

Coming in to this wonderful family home the hallway has a nice spacious feel to it To the front of the house there is a comfortable office with a good size dining room behind the office, at the end of the hallway is a decent size fitted kosher kitchen leading round into a spacious morning room. Behind the

kitchen is a well stocked Pesach kitchen. Behind the morning room is a built in Succah area & beyond that is a very spacious open plan lounge/conservatory & in turn this leads out to the garden

There is a tremendous amount of space on the ground floor as well as two guest wc's & further storage cupboards as well as aircon

On the first floor there is one small double bedroom, a second double bedroom as well as the main bedroom with a large toilet, bathroom/shower en-suite there is also a family bathroom & good size utility room on this floor

In the loft there are a further three bedrooms & a further two bathrooms one of which is en-suite

This property offers ample living area as well as plenty of living area.



Montpelier Rise NW11  
 Total Area: 2407 sq ft / 223.2 sq m Excludes Eaves Storage  
 All measurements are approximate and for display purposes only

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>			79
(55-68) <b>D</b>	81		
(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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

