

HADLEIGH
RESIDENTIAL



MERTON RISE, NW3

£12,000 PER CALENDAR MONTH

MERTON RISE, NW3

ELEGANT FOUR BEDROOM FAMILY HOUSE | BEAUTIFULLY PRESENTED THROUGHOUT | BLEND OF TRADITIONAL AND CONTEMPORARY INTERIORS | 1999 SQ. FT. | 35' RECEPTION/KITCHEN WITH ISLAND | THREE LUXURY BATHROOMS | SOLID WOOD FLOORS THROUGHOUT | GUEST WC | UTILITY ROOM | SOUTH FACING PATIO GARDEN

DESCRIPTION

An outstanding four-bedroom family home offering almost 2,000 sq. ft. of beautifully appointed contemporary living space, meticulously renovated to an exceptional standard throughout. Arranged over two floors, the property has been thoughtfully designed to provide both stylish family living and excellent entertaining space. The ground floor features a stunning extended open-plan reception room with bi-fold doors opening onto a paved patio garden, together with a spectacular 35-foot kitchen/dining room complete with a central island, creating a superb setting for family life and entertaining. Also on this level is an impressive 21-foot principal bedroom suite with extensive fitted wardrobes. The first floor provides a further principal bedroom with a beautifully finished en suite bathroom, two additional generously proportioned double bedrooms, and an elegant family bathroom finished to a high specification. Combining generous proportions and contemporary design throughout, this exceptional home offers versatile accommodation ideally suited to modern family living. Unfurnished and available from the end of August.



INTERNAL AREA:
1999 SQ FT / 185.7 SQ M

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Waverley Cottage,
Merton Rise, NW3
Approx. Gross Internal Area *
1999 Ft² - 185.71 M²

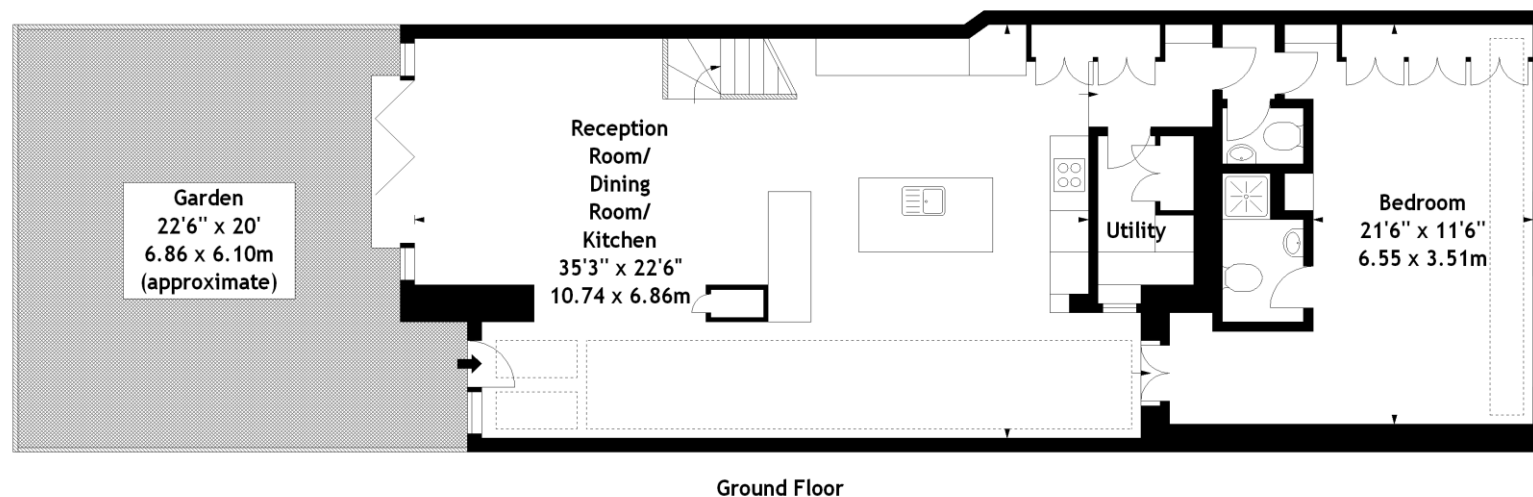
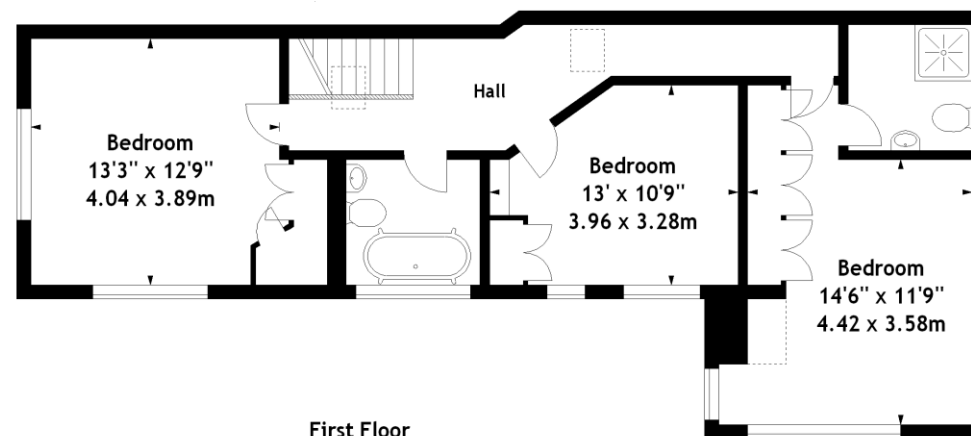


Illustration For Identification Purposes Only. Not To Scale
* As Defined by RICS - Code of Measuring Practice
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

