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FOR SALE
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Montpelier Rise, WEMBLEY, HA9 8RG
Asking Price £625,000

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Montpellier Road HA9

Approx. Gross Internal Area = 134.5 sq m / 1448 sq ft
Outbuilding = 22.8 sq m / 245 sq ft
Total = 157.3 sq m / 1693 sq ft

Ground Floor

- Reception Room / Kitchen: 5.56 x 4.45 (18'3" x 14'7")
- Reception Room: 4.70 x 3.84 (15'5" x 12'7")
- Garden
- IN
- Up

First Floor

- Bedroom 2: 5.11 x 3.38 (16'9" x 11'1")
- Bedroom 3: 4.19 x 3.40 (13'9" x 11'2")
- Bedroom 4: 2.90 x 2.11 (9'6" x 6'11")
- Up
- Dn

Second Floor

- Principal Bedroom: 7.01 x 5.13 (23'0" x 16'10")
- Dn

Outbuilding
5.36 x 4.17 (17'7" x 13'8")

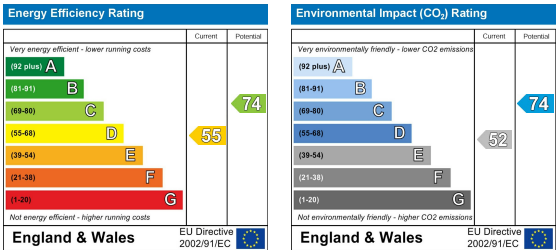
Legend: = Reduced headroom below 1.5m / 5'0"

Ref

Copyright THE **BLÉU** PLAN

Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

- ## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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