



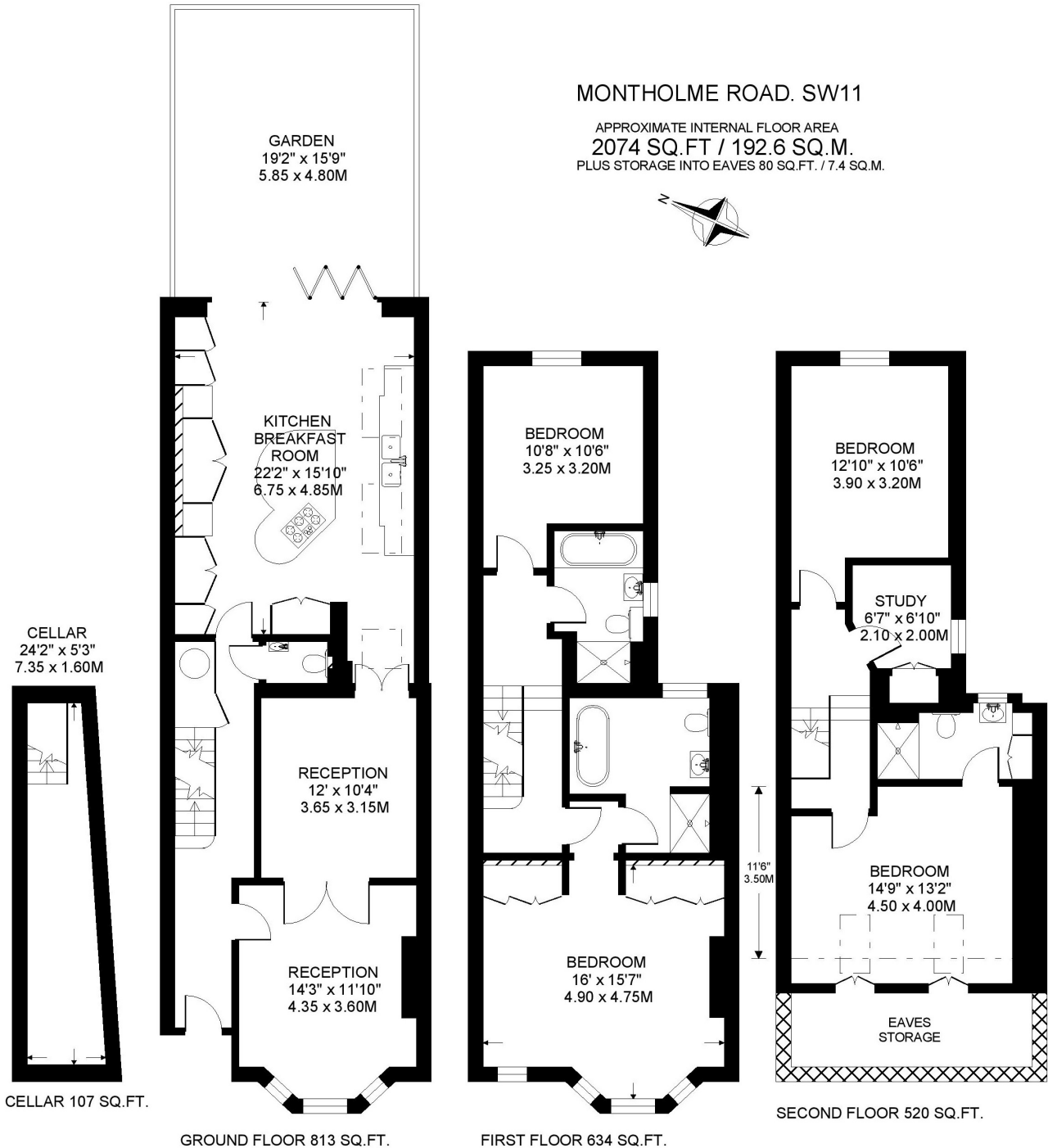
Montholme Road
Between the Commons
SW11

TO LET

This exceptional Victorian property (2074 SQ.FT.) was meticulously renovated, extended and designed to a first-class standard around 9 years ago and provides luxurious living in all areas. Highlights include three contemporary bath/shower rooms, a beautiful, fully-integrated kitchen/family room with fully folding doors to a lovely, walled garden. The property is close to fashionable Northcote Road, excellent train/tube links and in the likely catchment area for the two highly sought-after state primary schools, Honeywell and Belleville and Bolingbroke Academy (secondary).

MONTHOLME ROAD. SW11

APPROXIMATE INTERNAL FLOOR AREA
 2074 SQ.FT / 192.6 SQ.M.
 PLUS STORAGE INTO EAVES 80 SQ.FT. / 7.4 SQ.M.

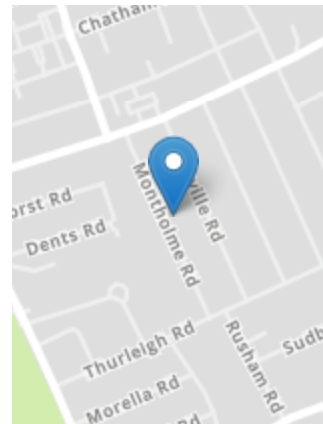


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PROPERTY FEATURES

- Cellar
- Guest WC
- Walled Garden
- Study/Bedroom 5
- Kitchen/Family Room
- Principal Bedroom Suite
- 4 Double Bedrooms
- 3 Bath/ Shower Rooms
- Double Reception Room
- 2074 SQ.FT/192.6 SQ.M + Storage



Energy Efficiency Rating		Current	Maximum
Most energy efficient - lower running costs	A		
(92 to 100)	B		
(81 to 91)	C		
(69 to 80)	D		
(55 to 68)	E		
(39 to 54)	F		
(13 to 38)	G		
Least energy efficient - higher running costs			
England, Wales & N.Ireland		85	69

VIEWING BY APPOINTMENT ONLY

The particulars do not constitute part of an offer or contract: the particulars including text descriptions, photographs and plans are only for the guidance of prospective purchasers and must not be relied on as statements of fact: nothing in the particulars shall be deemed as a statement that the property is in good condition nor that any services or facilities are in good working order: measurements given are approximate: prior to viewing we recommend that you discuss particular points of interest with a staff member to avoid a wasted journey