

Lower Merton Rise London, NW3 3RA

Edward Chase Estate Agents proudly presents this impeccably modernized townhouse, strategically positioned to relish the finest of Swiss Cottage and Primrose Hill lifestyles. Spread across three floors, this residence seamlessly blends family comfort with ample entertainment space, offering an idyllic haven to call home. This property has several key features listed below:

- **Bedrooms:** Four generously proportioned bedrooms provide ample space for relaxation and rest.
- **Bathrooms:** Enjoy the convenience of three well-appointed bathrooms catering to the needs of the household.
- **Utility Room:** A dedicated utility space adds functionality and organization to daily routines.
- **Kitchen:** Revel in the spacious kitchen area boasting ample storage and entertainment space, perfect for culinary endeavours and hosting gatherings.
- **Reception Room:** The first-floor open reception room, complete with a study area, offers versatility and comfort for various

- 4 Double Bedroom Town House Over 3 Floors
- 3 Luxurious Bathrooms
- Property Is Rented Fully Furnished Including Private Utility Room
- First Floor is Home To An Open Reception Room With Private Study
- EPC Rating C, Council Tax Band G, London Borough of Camden
- Double Glazed Windows, Gas Central Heating, Air Conditioning

Monthly Rental Of £8,017

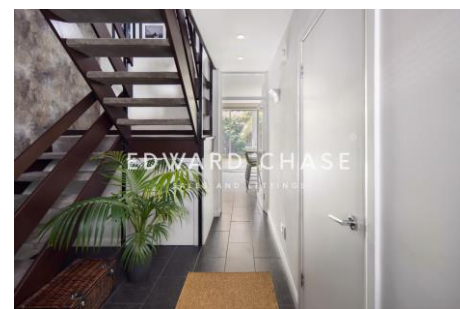
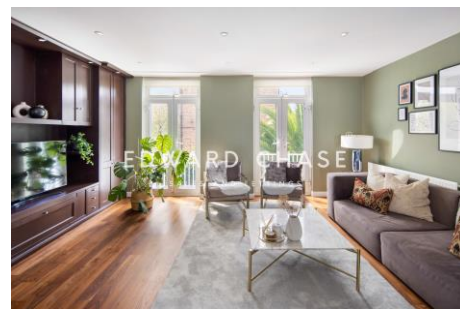
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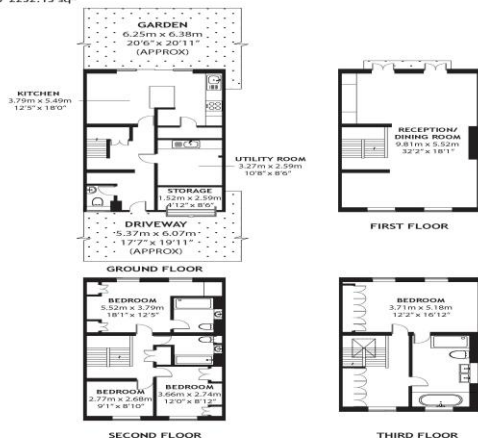
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- **Parking:** Benefit from the convenience of private

- driveway parking, ensuring hassle-free access to your residence.
- **Garden:** Step into your private garden oasis, providing a serene retreat amidst the bustling cityscape.
- **Modern Amenities:** Enjoy the comforts of double glazed windows, gas central heating, and air conditioning throughout the property.
- **Furnishings:** This home comes fully furnished, including kitchen white goods, ensuring immediate comfort and convenience for residents.
- **Energy Efficiency:** With an EPC rating of C, this residence combines modern comfort with environmental consciousness.
- **Council Tax:** Situated in London Borough of Camden, this property falls under Council Tax Band G.
- **Converted Garage:** Additional space in the form of a converted garage adds versatility to the property. Nestled in the highly sought-after Primrose Hill area, residents enjoy easy access to an array of amenities, including



LOWER MERTON RISE NW3

Approximate Gross Internal Area
209.23 m² / 2252.13 sq^{ft}



Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or misstatement through negligence or otherwise is hereby excluded.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.