



**26 Montagu Road
London
NW4 3ES**

Offers in Excess of £575,000

bettermove

Montagu Road London

Bettermove are proud to present this 3 bedroom terraced house in London, available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with on street, permit parking available.

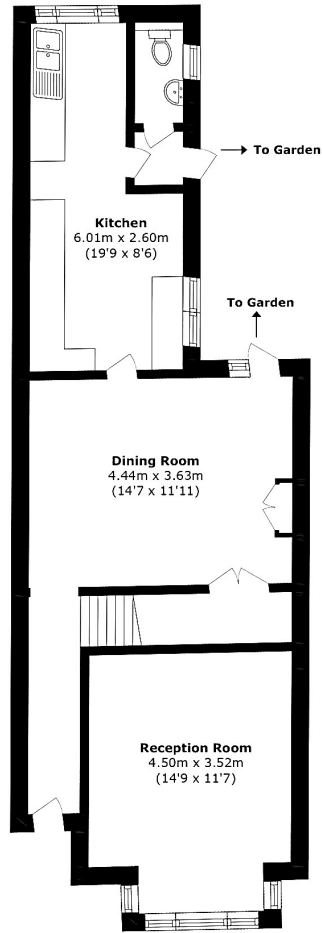
The council tax band is D.

The interior of this well presented property, which may require modernisation throughout, comprises a spacious living room, dining room, fitted kitchen, and WC on the ground floor. The first floor consists of three bedrooms, including two doubles, and one single, alongside the family bathroom. The exterior boasts a private, low maintenance, rear garden, perfect for enjoying the summer months.

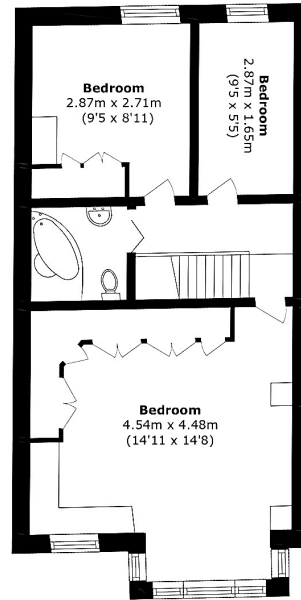
Located in the popular area of West Hendon, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Hendon Station, a variety of local bus routes, and quick access to the M1.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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