



**Mountview Close**

**5 Bedroom**

**£1,750 pw + fees**

London, NW11



## 40 Mountview Close



### Description

- Energy Rating : C
- 2 Receptions
- Furnished or Unfurnished
- Separate WC
- Parking
- Washing Machine
- 5 Beds
- 3 Bathrooms
- Shower
- Garage
- Porter
- Gas Central Heating

We are delighted to offer this immaculate five bedroom, 3 bathroom modern contemporary townhouse set in an award winning development, located moments from Hampstead Heath and Golders Green Underground Station. Arranged over 4 floors, this bright and modern family home further benefits from a garage, off street parking and private parking. Please call us on 020 7431 1100 to arrange a viewing.



### Accommodation Comprises:

Kitchen

Living Room

Dining Room

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4



- Bedroom 5
- Bathroom 1
- Bathroom 2
- Bathroom 3
- Separate WC
- Garden
- Garage



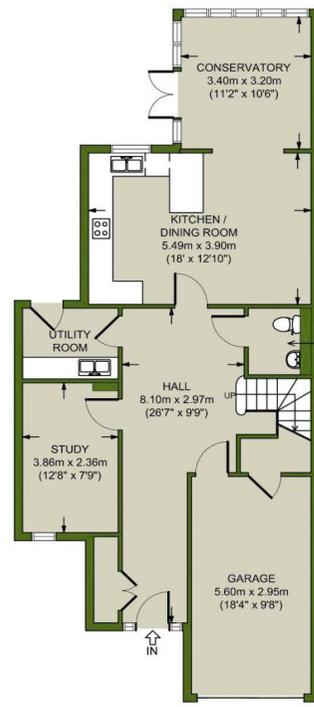


### Energy Efficiency Rating

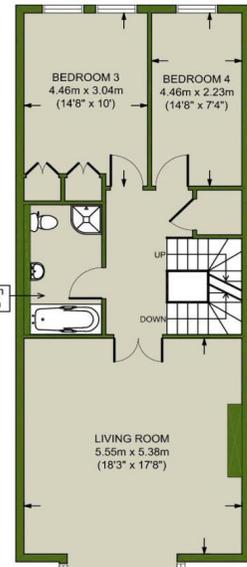
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England&Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

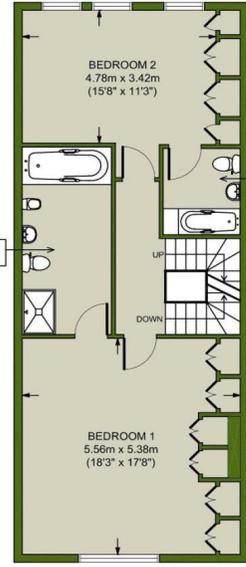
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England&Wales	EU Directive 2002/91/EC	



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 990 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 807 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 807 SQ FT



THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 441 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 3045 SQ FT / 283 SQ M

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



### Our Fees

There will be a fee of £199.00 for each applicant (over the age of 18) who wishes to rent/occupy a property through our agency. This fee covers reference/credit check costs and administration. Should it be necessary to take up a guarantor reference or credit check in respect of your application(s) a further fee of £30.00 will be required. These charges are non-refundable.



251 West End Lane, London  
, NW6 1XN  
**telephone : 020 7431 1100**  
email : enquiries@cedarestates.com

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Cedar Estates cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.