



Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 70 |
| (55-68) D | | |
| (39-54) E | 34 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 68 |
| (55-68) D | | |
| (39-54) E | 33 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Mortimer Road, Kensal Rise, NW10 5TN

£925,000

Subject to Contract

- Four bedrooms
- Two further reception rooms
- Bathroom combined w.c

- Lounge into bay window
- Door to garden from kitchen
- South facing rear garden



Mortimer Road, NW10 5TN

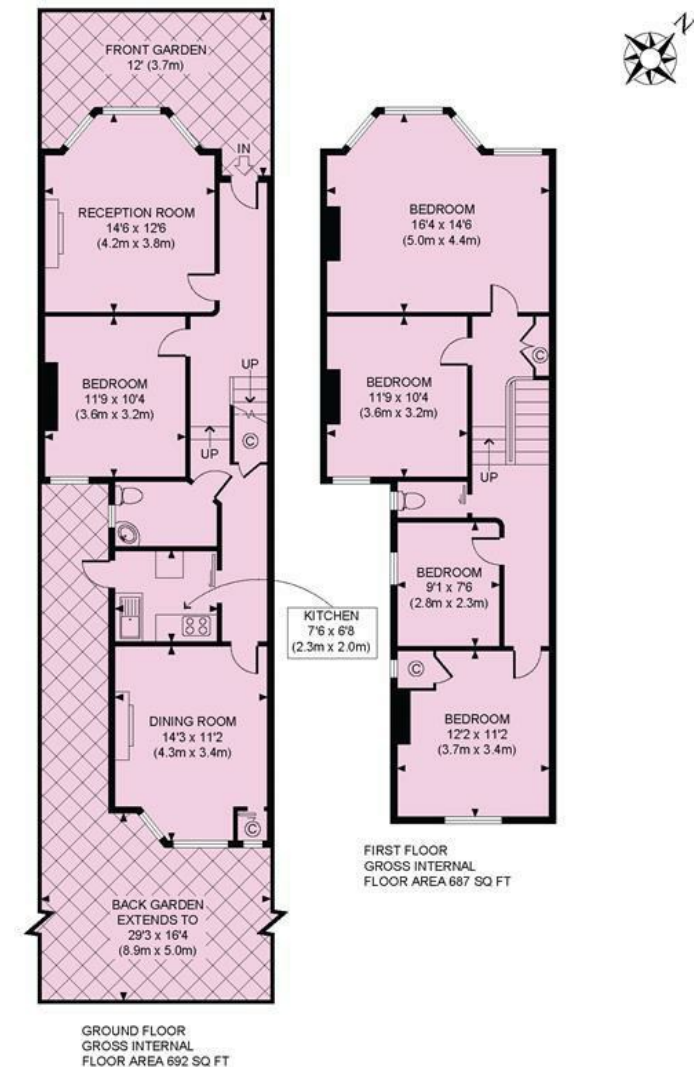
Great potential... spacious well proportioned four bedroom end of terrace period style house, boasting a south facing rear garden, and the possibility of developing the side return & loft in to extra internal living space, subject to the usual consents, only a stones throw of local amenities.

The property offers over 1379sq" of two storey accommodation at present, comprising of lounge into bay window, two further reception rooms, door to garden from kitchen, wet room combined w.c., additional separate w.c., and some period features.

Situated in this most sought after location, central to both Kensal Green & Kensal Rise train stations, bussing, trendy Chamberlayne Road with variety of local shops, bars/cafes, restaurants and numerous alternative transport facilities.



MORTIMER ROAD, NW10
TOTAL APPROX. FLOOR AREA 1379 SQ. FT. (128.1 SQ. M.)



All measurements walls, doors, windows, fitting and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zentuvo
www.zentuvo.co.uk

Tenure Freehold

Price £925,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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