



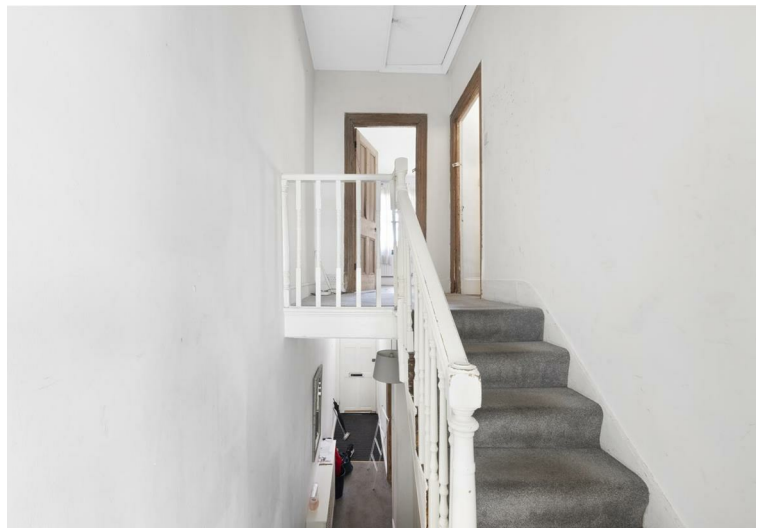
## Mozart Street, Queens Park W10 £850,000 null

A superb 2 bedroom end of terrace Victorian Cottage in a popular residential street well located for Queens Park.

The house ( circa 1091 sq ft ) offers the potential to extend to the rear and in the loft ( STPP ) and is currently arranged as a bright 36 ft double reception room with high ceilings, fireplace, and period features, a separate fully fitted kitchen leading to the larger than average 36 ft long, south facing rear garden. Stairs to two large double bedrooms and a particularly large family bathroom.

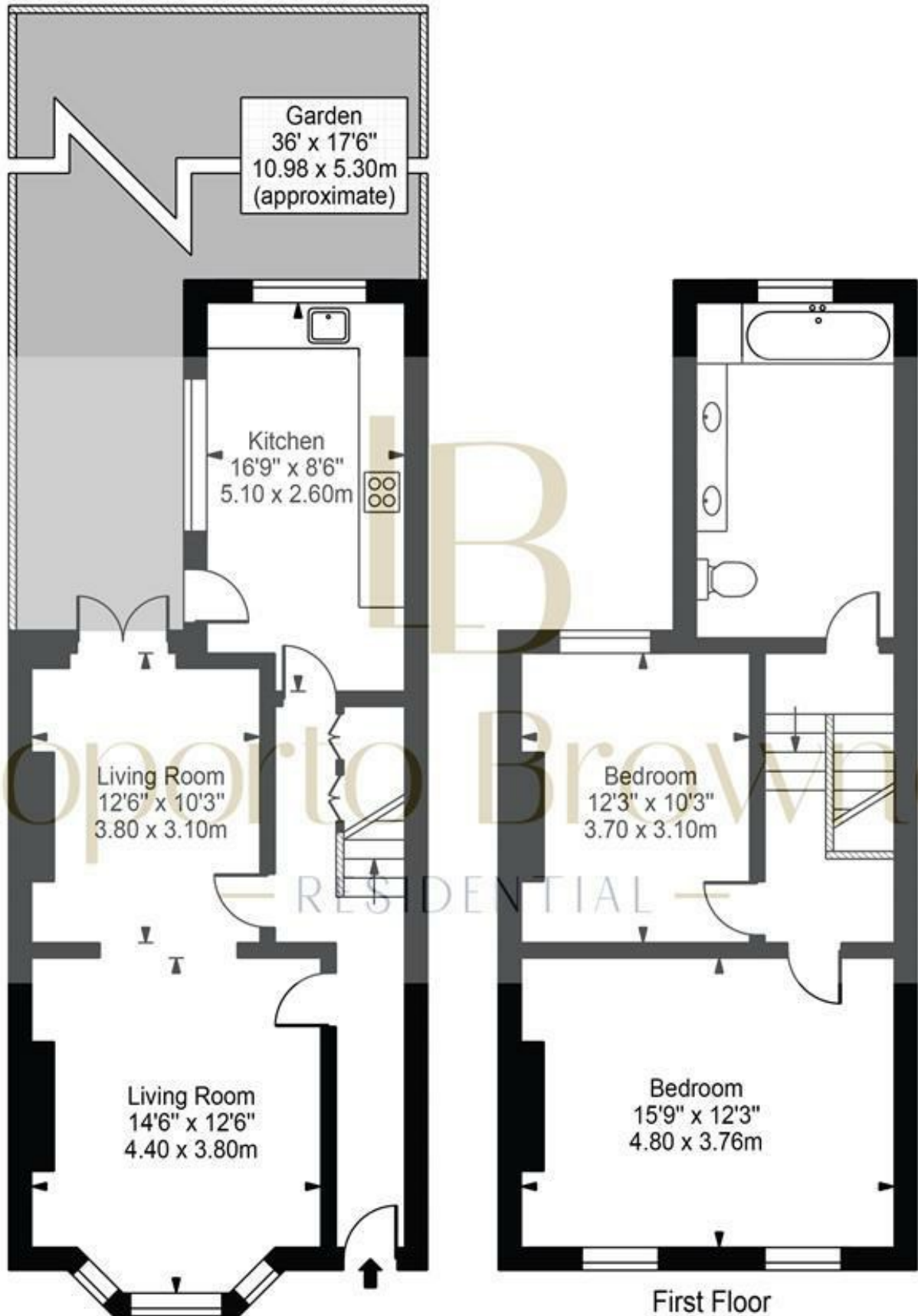
Mozart Street is ideally located being close to the numerous amenities of Queens Park and Maida Hill, with its excellent selection of Pavement Cafes, convenience stores and trendy Shops. Queens Park (Bakerloo Line) is a short stroll.

Freehold  
EPC - E  
Westminster Council Band E - £1,114.73 pa  
Joint Sole Agents



# Mozart Road

Approx. Gross Internal Area 1091 Sq Ft - 101.38 Sq M



Ground Floor

First Floor

For Illustration Purposes Only - Not To Scale

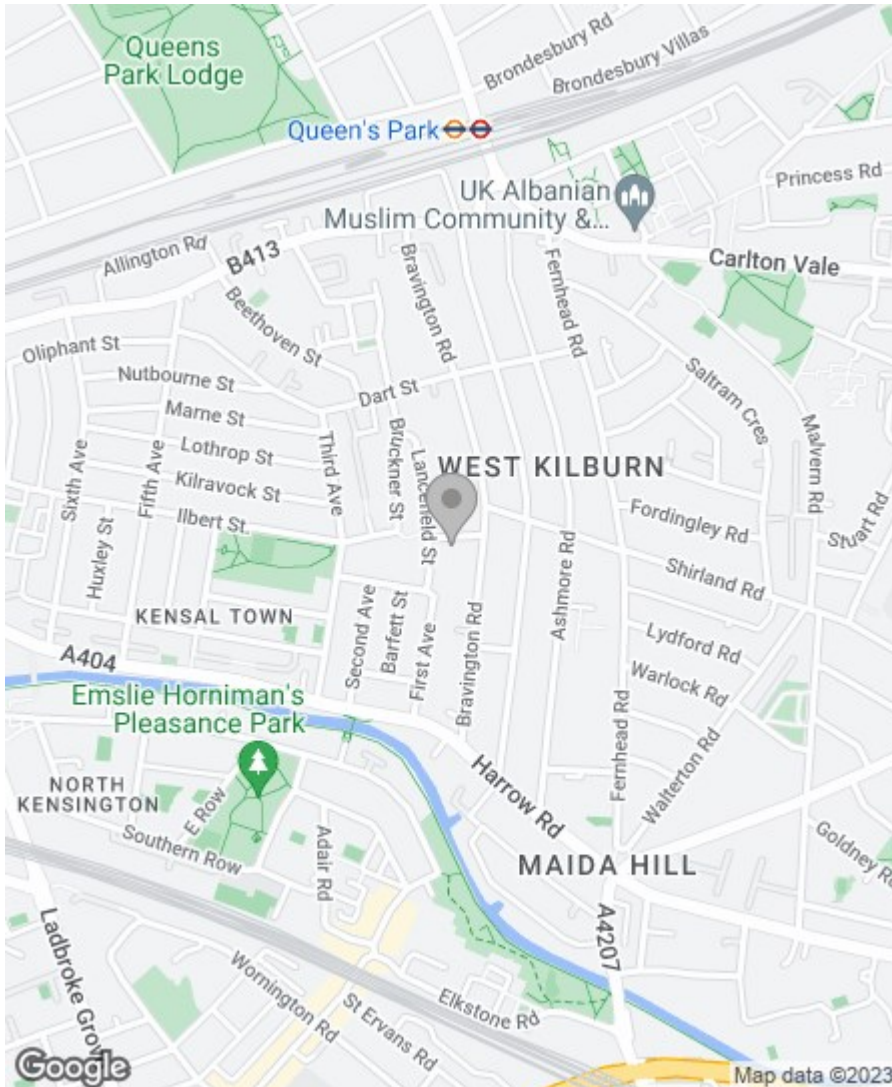
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## Property Overview

Location	Queens Park, W10
Price	£850,000
Bedrooms	2
Bathrooms	1
Receptions	1
Council	
Tax Band	E
Furnishing	null

## Key Features

- Freehold
- Victorian Cottage
- Two double bedrooms
- Large Family Bathroom
- Large South Facing Garden
- Residential Street
- Close Amenties
- Potential to extend STPP



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</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 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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**

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