



Mortimer Road, Kensal Rise, NW10 5QR

Asking Price £519,950

Subject to Contract

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	64
(39-54) E			
(21-38) F			
(1-20) G			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		51	62
(39-54) E			
(21-38) F			
(1-20) G			

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.

- Three bedrooms
- Fitted kitchen
- Double glazed windows
- Potential to convert the loft, (subject to the usual consents)
- Reception room into bay windows
- Fitted bathroom combined W.C
- Gas central heating
- 5 min Direct access to Queens Park



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Generously sized apartment... split level three bedroom apartment, on the first floor of this period style mid terraced house, with the potential of converting the loft into additional living space, subject to the usual consents. Boasting timber style flooring & some period style features, located in close proximity of the trendy, buzzing metropolis that is Chamberlayne Road.

The property offers over 732 sq ft of accommodation over one entire level with the possibilities of extension, comprising of three bedrooms, reception room into bay windows, separate fitted kitchen, plain neutral coloured modern fitted gas central heating throughout.

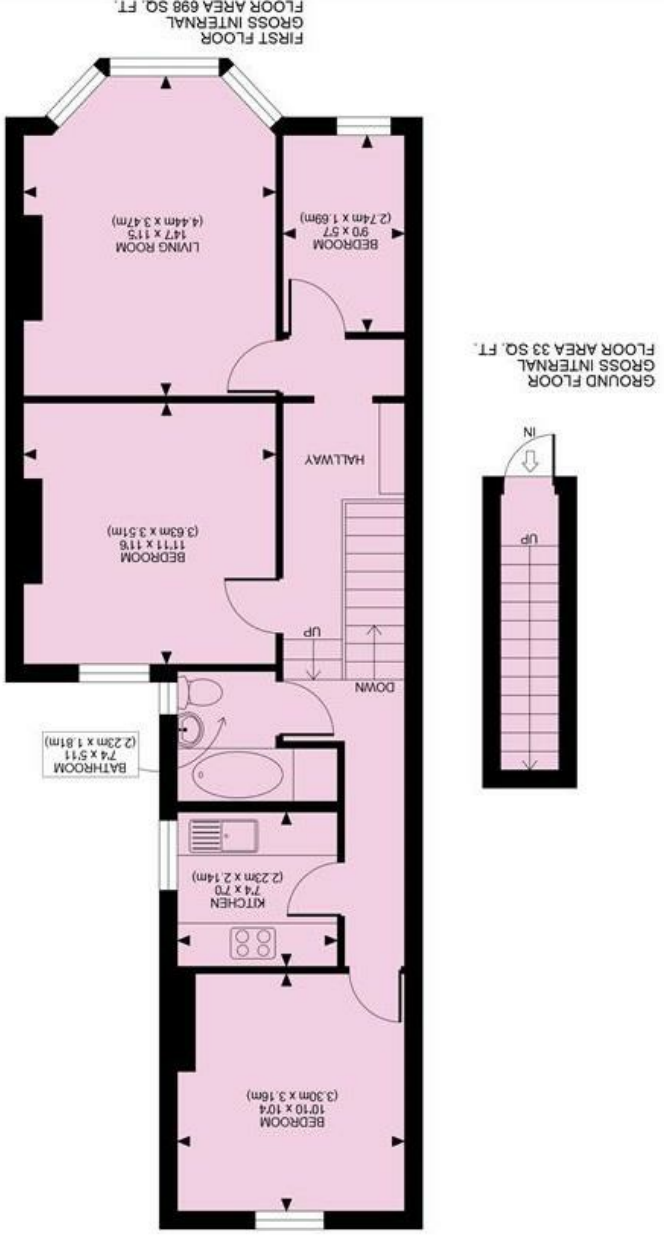
On a wide tree lined road, within equidistant of both Kensal Rise & Kensal Green train stations, an abundance of bars/cafes, restaurants, shops and alternative transport links.

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MORTIMER ROAD, NW10
TOTAL APPROX FLOOR PLAN AREA 732 SQ.FT. (68 SQ.M.)



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 33 SQ. FT.

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 698 SQ. FT.



All measurements walls, doors, windows, fittings 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
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