

MOUNT PLEASANT ROAD

QUEENS PARK • NW10





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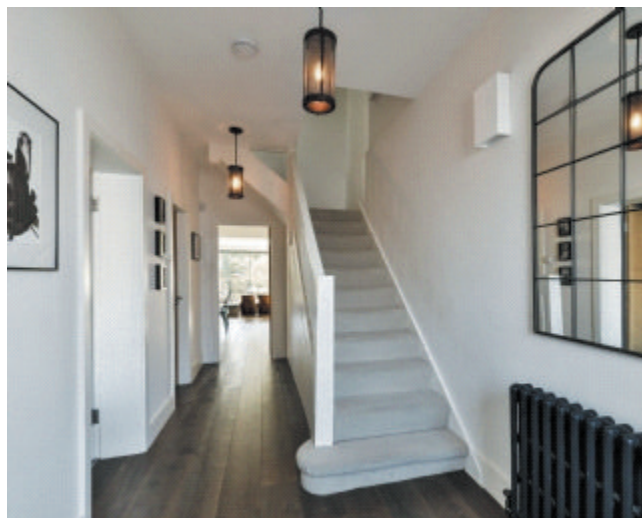
Outstanding family home with south west facing garden.

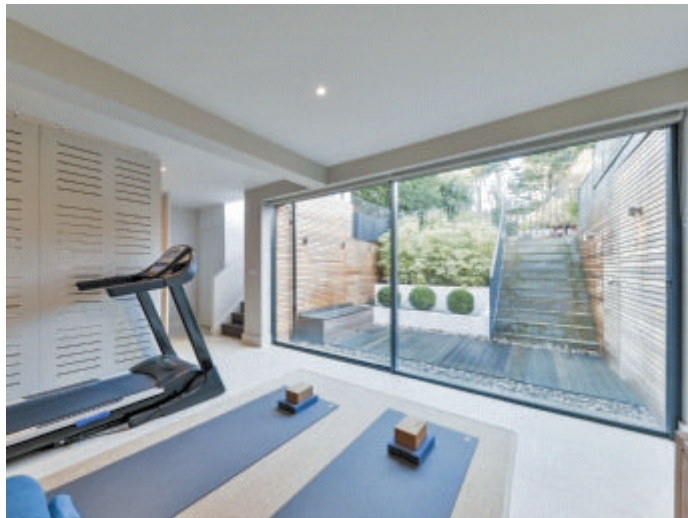
Upon entering this property you are greeted with a grand entrance hall which leads through to an inviting reception room with an elegant bay window, beautifully presented with plantation shutters, bespoke shelving and a gas wood burner.

The rear of the house is a wide open plan family dining area which has floor to ceiling glass doors opening out onto a mature south west facing garden extending in excess of 67 feet. The bespoke kitchen has been thoughtfully designed with plenty of storage space and fitted with high end appliances.

The ground floor further comprises a separate utility room, down stairs cloakroom, garage and driveway with space for two cars.

A beautifully designed staircase leads you down to an additional multi purpose space with stunning views of the garden, currently used as an office and yoga studio with a guest cloakroom.







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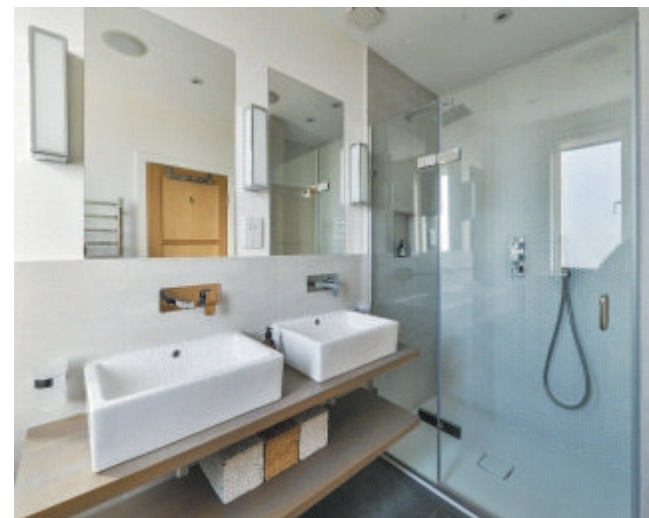
Accommodation

The first floor comprises three well proportioned double bedrooms and 2 bathrooms. The grand guest suite at the front of the property has a bay window and plenty of built in wardrobes with an ensuite bathroom. The second and third bedrooms have also been practically designed with built in wardrobe space and large windows over looking the private garden. The modern family bathroom provides a bath and separate shower.

On the second floor the loft has been converted to provide an impressive master suite. Large glass windows frame the south west facing view over the trees and garden and there is a luxurious ensuite bathroom with twin sinks and walk in shower.

Location

The house is well located for access to both Brondesbury Park and Kensal Rise overground stations and Willesden Green underground on the Jubilee Line. This desirable area renowned for family houses set in large plots is within reach of the shops and cafes on Chamberlayne Road and Salusbury Road, excellent schools and a range of sports and recreational facilities.





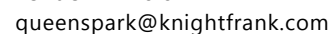
Gross internal area (approx.)
285 Sq m (3071 Sq ft) including Under 1.5m, Under Eaves and Store
261 Sq m (2808 Sq ft) Excluding Under 1.5m, Under Eaves and Store
For identification only, Not to Scale



The floor plan illustrates the layout of the property, including the following rooms and dimensions:

- Garden:** 8'7" x 28' 2" (26.5 x 8.5)
- Patio:** Located adjacent to the garden.
- Family Room:** 27' 7" x 23' 2" (8.4 x 7.1)
- Kitchen:** 13' 2" x 17' 2" (4.0 x 5.2)
- Dining Room:** 13' 2" x 17' 2" (4.0 x 5.2)
- Reception Room:** 15' 2" x 12' 4" (4.6 x 3.7)
- Garage:** 16' 2" x 11' 4" (4.9 x 3.5)
- Off Street Parking:** 29' 2" x 23' 8" (8.9 x 7.2)

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



Energy Efficiency Rating	Current	Potential
Very energy efficient - better saving costs		
A		
B		
C		79
D		
E	67	
F		
G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive

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