



Mount Pleasant Road
NW10

FOR SALE
FREEHOLD

£2,395,000

Tucked away on a peaceful residential street and offered For Sale is this 2,296 sq ft semi-detached four bedroom house (currently arranged as a three bed), that has been well presented and ideal for a growing family.





On entering the property, you are met with a generous sized hallway and an attractive staircase. On the Ground Floor, there is a bright open plan kitchen with an abundance of light due to the glass ceiling, a middle island and plenty of kitchen storage. The kitchen overlooks the garden with a doorway leading to a studio area with shower room that could easily be used as a gym, office or fourth bedroom. The two expansive reception rooms feature original fireplaces, leaded light windows and cornicing. The First Floor has two double bedrooms, the premier bedroom with fitted wardrobes and the second bedroom with a bay window

to the front of the property and a fireplace. Ascending to the Top Floor, you enter the loft bedroom with plenty of light, eaves storage and an en-suite bathroom.

Externally, the property benefits from an impressive mature, rear garden extending over 110 ft. Leading directly off the kitchen/breakfast room there is a terrace ideal for entertaining. At the front of the property, there is a front garden of 34 ft and off-street parking for two cars.





- 4 bedroom (currently arranged as a 3 bed), semi detached family home
- 2,296 sq ft of well maintained accommodation
- 2 large reception rooms with leaded light windows
- Kitchen/diner with abundance of light
- Studio/office or gym room
- Potential to extend the property further (STPP)
- Generous mature rear garden of 110 ft
- Excellent transport links into Central London & The City
- COUNCIL: Brent (E)
- Early viewing is highly recommended



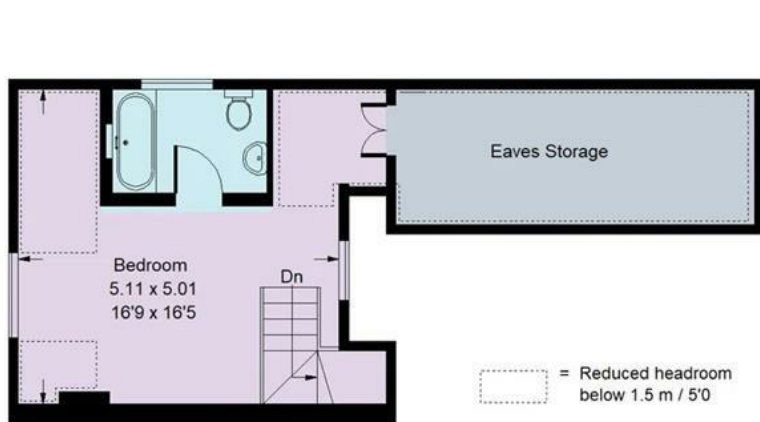


Mount Pleasant Road, NW10

Approx. Gross Internal Area = 213.3 sq m / 2296 sq ft

Eaves Storage = 12.3 sq m / 132 sq ft

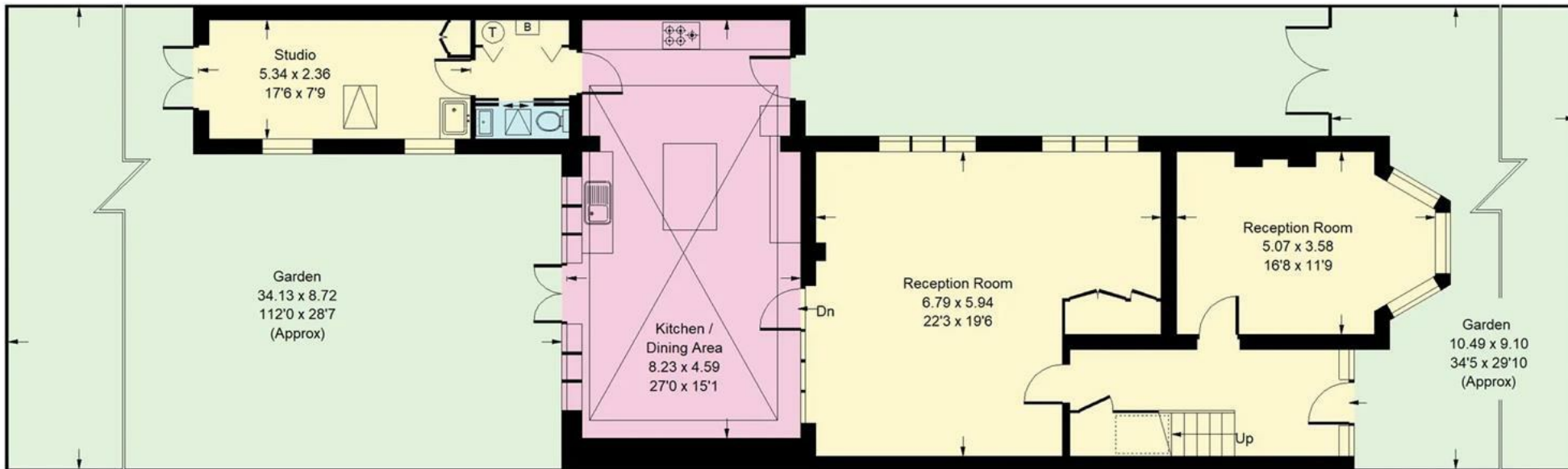
Total = 225.6 sq m / 2428 sq ft



Second Floor



First Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.

No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.

Plan is for illustration purposes only, not to be used for valuations.

Approx 2296.00 sq ft

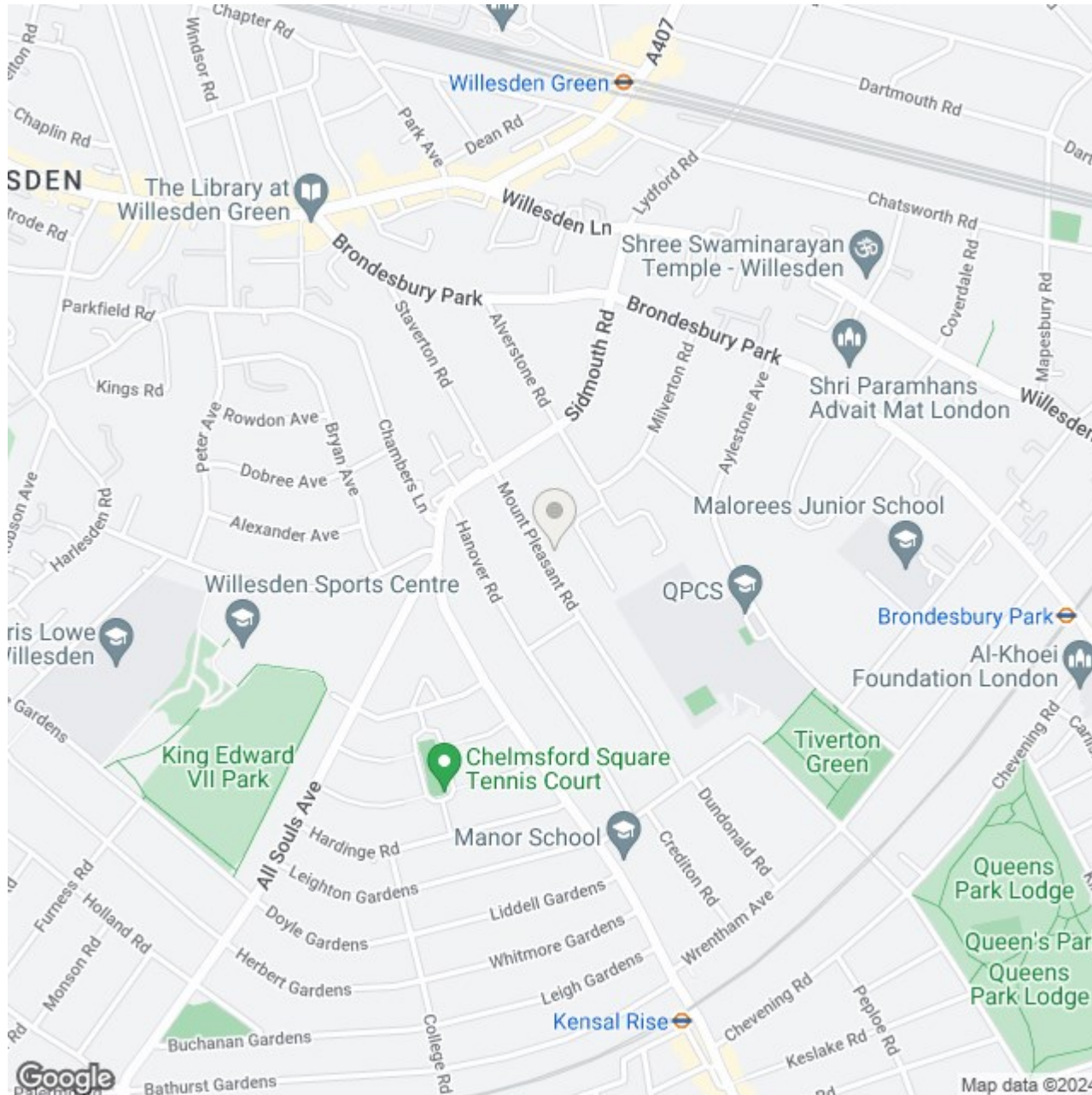
EPC: E

Brent (E)

Ref: 18812178

Location

Located on Mount Pleasant Road, this house is close to a good selection of shops and amenities both on Chamberlayne Road and Salusbury Road. Transport links include Willesden Green (Jubilee - Zone 2), Queen's Park (Bakerloo & Overground) and Brondesbury Park (Overground). The local schools include Salusbury Road Infants & Middle School as well as Queen's Park Community School. Easy access is available to many good private schools in the area. Access to Brent Cross Shopping Centre, Westfield Shopping Centre and the West End are all within easy reach.



020 8459 1133 • 020 7328 2828

enquiries@cameronsstiff.co.uk

cameronsstiff.co.uk

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EST. 1982

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