



Your Logo

Mulgrave Road,
£975,000

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We are pleased to offer this extended Edwardian mid-terrace house that has been refurbished to a high standard while retaining its character. The property provides a generous 1,467 sq ft of accommodation arranged over three floors and has been carefully designed with modern family living in mind.

The ground floor has been opened to create a well-balanced living and dining area with an excellent flow and plenty of natural light. On the upper levels there are three bedrooms and a family bathroom together with a loft conversion which provides the main bedroom and an ensuite bathroom/WC.

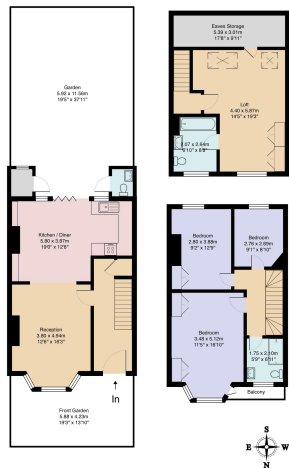
At the rear there is a south facing garden, and to the front the house enjoys open views across the 80 acres of Gladstone Park. This is a rare position which combines a peaceful outlook with close proximity to transport links. Dollis Hill station on the Jubilee Line is the nearest underground station.

The property further benefits from gas central heating and double glazed windows. With freehold tenure and Council Tax Band E, this is an excellent opportunity to acquire a substantial family home in a desirable location. Viewing is highly recommended to appreciate both the space and condition of the interior.



Lampards

Mulgrave Road, NW10
Total Area: 158.1 sq ft - 1588.0 sq ft (including garden/terrace)



This floor plan is a preliminary drawing and is not a final plan. It is for information only and should not be used for any legal or financial purposes. The actual floor plan may vary from the preliminary drawing. The agent is not responsible for any errors or omissions in this floor plan. The agent is not responsible for any errors or omissions in this floor plan.

- Extended Edwardian mid-terrace house
- Loft conversion with main bedroom and ensuite bathroom/WC
- Open plan ground floor living and dining space
- Direct views across 80 acres of Gladstone Park
- Freehold tenure, Council Tax Band E
- 1,467 sq ft of accommodation arranged over three floors
- Three further bedrooms and family bathroom
- South facing rear garden
- Gas central heating and double glazed windows
- Nearest station: Dollis Hill (Jubilee Line)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

