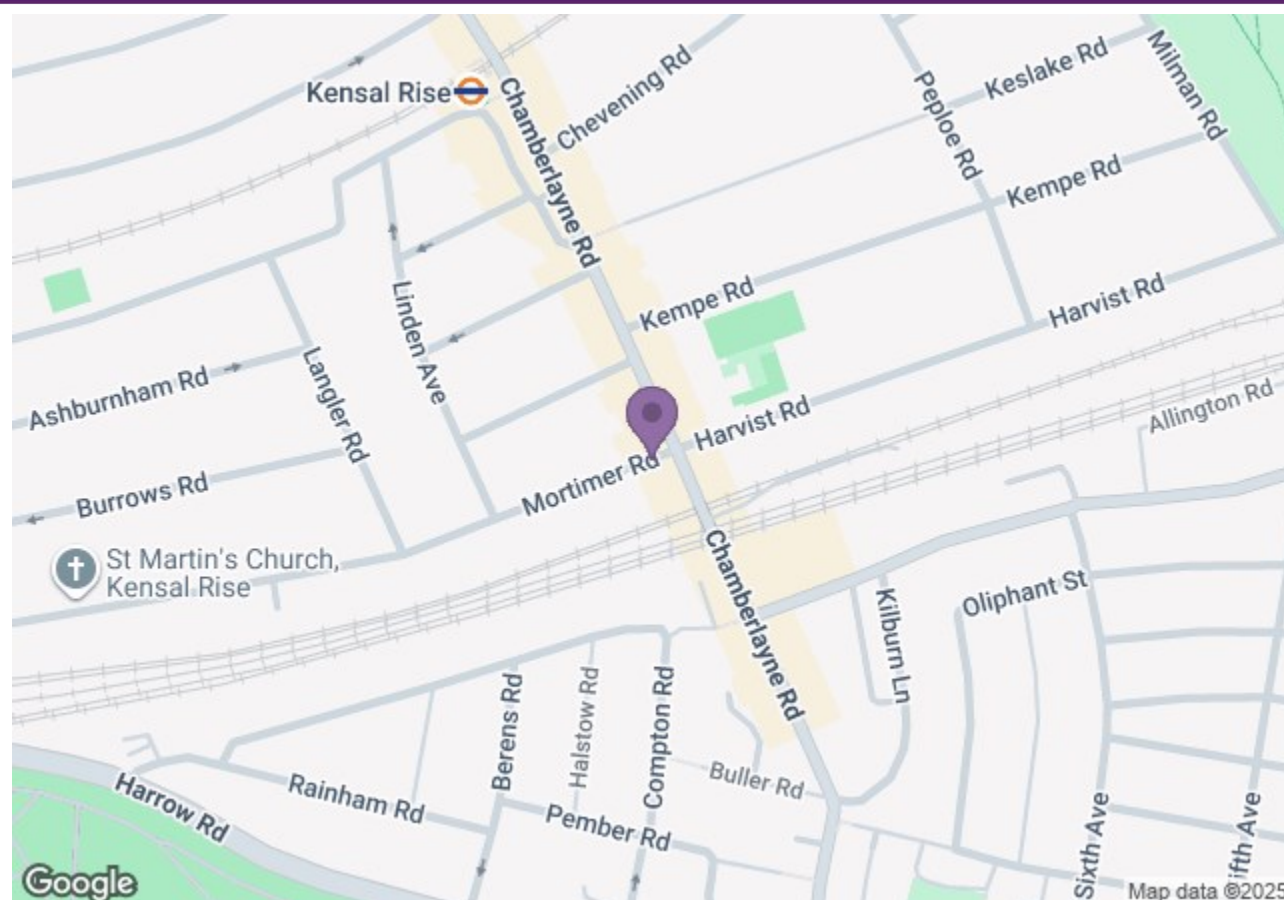




| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
|                                             | 73      | 79        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (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.

**Mortimer Road, Kensal Rise, NW10 5QP**

**Asking Price £529,950**

Subject to Contract

- Two double bedrooms
- Dining area
- Fully tiled bathroom
- By the buzzing, trendy Chamberlayne Road
- Window storage in full width south facing reception room
- Separate kitchen with hardwood worktops
- Close to Kensal Rise & Kensal Green
- Long lease



**Mortimer Road, NW10 5QP**

Spacious Two-Bedroom Split-Level Apartment in a Prime Location... beautifully presented two double-bedroom split-level apartment is set on the first floor of a charming period-style mid-terraced house. Offering 758 sq ft of living space, the property boasts a south-facing, full-width reception room with built-in bay storage and seating, creating a bright and inviting atmosphere.

The apartment features a fully fitted white lacquered kitchen with hardwood worktops and a modern, fully tiled shower room with W.C. Stylish wood-style flooring runs throughout, enhancing the home's contemporary feel.

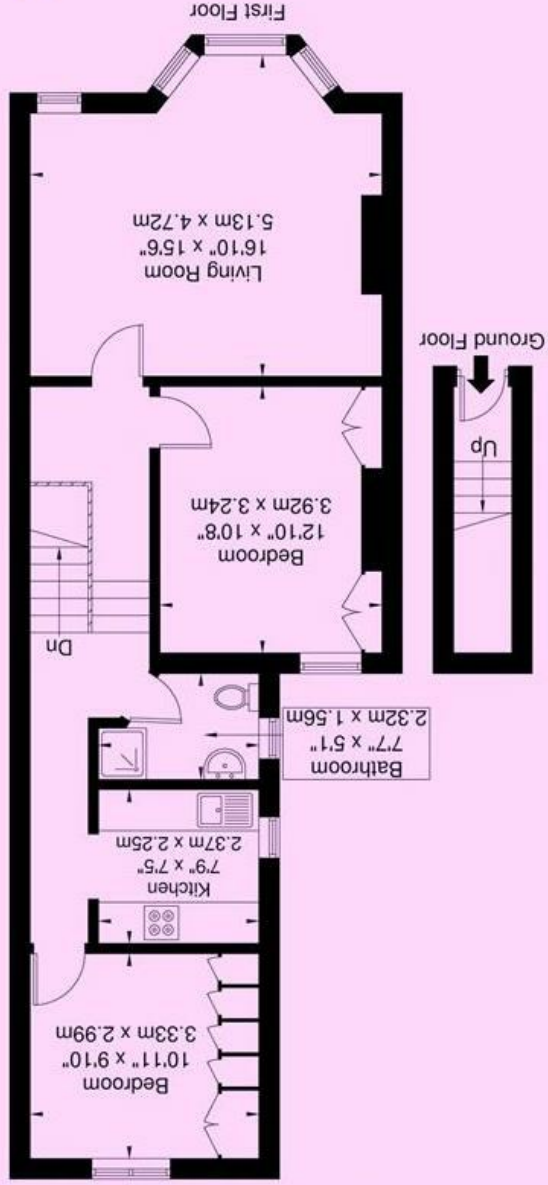
Located in a highly sought-after residential area, the property is centrally positioned between Kensal Green and Kensal Rise train stations, providing excellent transport links. Just a short walk away, Chamberlayne Road offers a vibrant selection of shops, bars, cafés, and restaurants, while Ladbroke Grove and Portobello Market are also within easy reach.



Tel: +44 (0)2 8960 9988  
Fax: +44 (0)2 8960 9989

**Mortimer Road NW10 5QP**

Approx. Gross Internal Area = 70.4 sq m / 758 sq ft



**BLUE PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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