



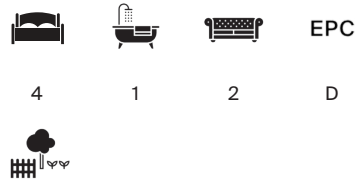
## MORTIMER ROAD

London NW10



# MORTIMER ROAD

A beautiful mid-terrace Victorian family home, well maintained by the current owners and offering potential for a ground floor extension (STPP).



Local Authority: London Borough of Brent

Council Tax band: E

Tenure: Freehold

Guide Price: £1,350,000



At the front of the property is a characterful double reception room with high ceilings. The rear opens up to a modern kitchen, complete with integrated appliances, which leads directly—via French doors—to a south-facing decked garden. This outdoor space is artfully framed by trees, providing a quiet sense of seclusion from neighbouring properties.







The first floor features three double bedrooms, all serviced by a modern family bathroom. The loft has been extended to create an additional double bedroom with eaves storage, currently used as a home office.



## LOCATION

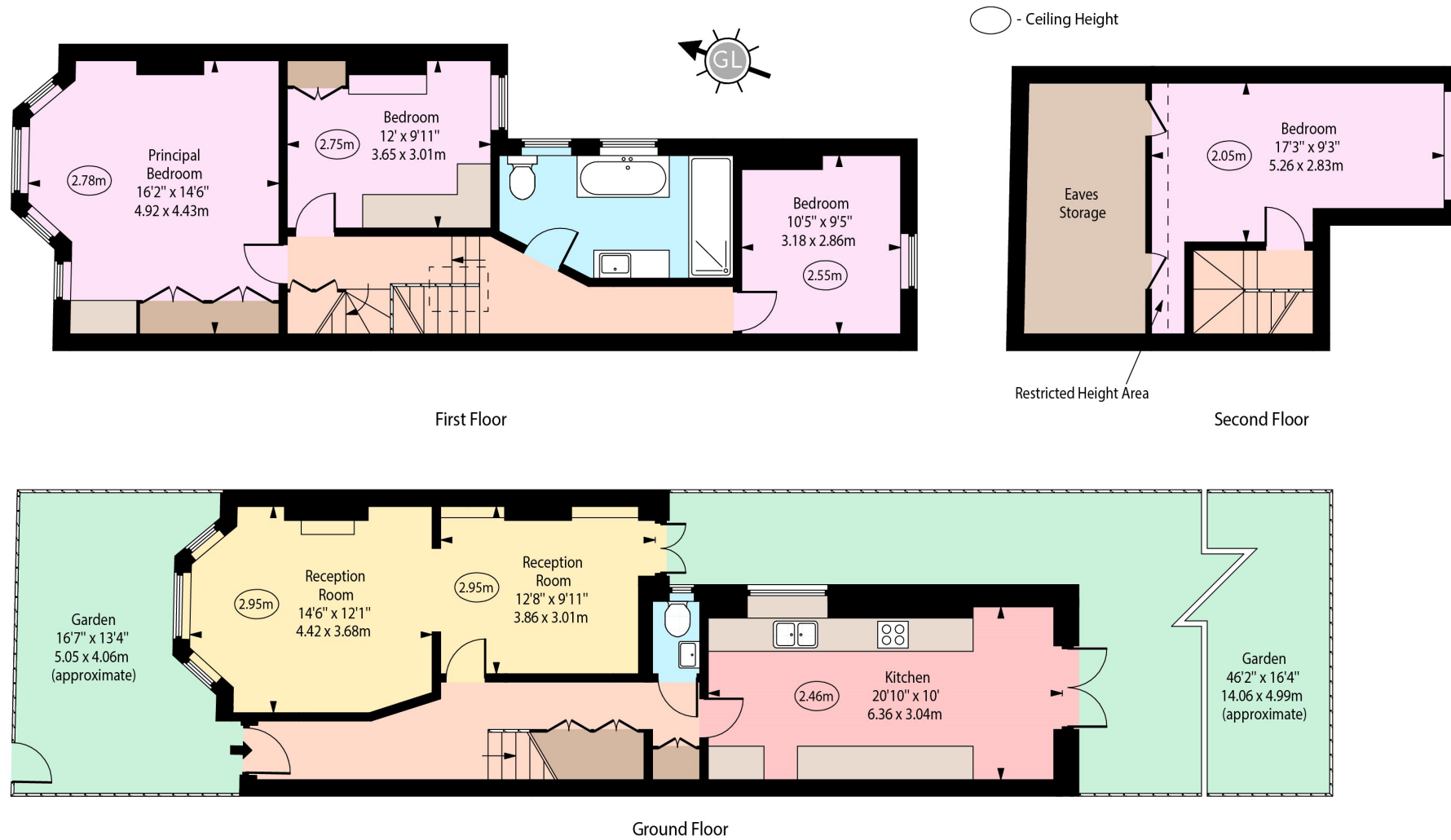
Mortimer Road is perfectly situated for easy access to excellent transport links via the London Overground at Kensal Rise, or the Bakerloo line at Kensal Green along with an array of amenities on the fashionable Chamberlayne Road.

The property is very well positioned for a large selection of private and state schools located in the local areas of Notting Hill, North Kensington, St John's Wood and Hampstead.









Approximate Gross Internal Area = 148.64 sq m / 1600 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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to tell you more.

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