



Mount Pleasant Road, London



£2,200,000



## Mount Pleasant Road

Tucked away on a wide, peaceful residential street, this semi-detached five-bedroom family home boasts an impressive garden extending over 110 feet, dotted with mature fruit trees. The home's interior is equally generous, featuring two expansive reception rooms designed for comfort and style.

The heart of the house is the bright open-plan kitchen, complete with a welcoming breakfast bar, a natural gathering point for morning coffee or evening socials. Upstairs lies four generously proportioned bedrooms with one ensuite and a contemporary family bathroom.

On the ground floor, an annex overlooking the garden provides a flexible space, perfect as a five bedroom or quiet study area. With off-street parking and enviably close to local amenities and transport links, this property blends convenience with the charm of extensive outdoor space, making it a coveted Queen's Park gem.

For those with an eye for opportunity, there is the potential to extend the property further, subject to the necessary planning permissions.

- Potential to Extend (STPP)
- 5 Bedroom Family House
- Double Reception Room
- Open Plan Kitchen
- 110 ft Garden





## Mount Pleasant Road

Mount Pleasant is a quiet, tree-lined road that is ideally situated to access the amenities of Chamberlayne Road, Willesden Green and Queen's Park. Kensal Green (Bakerloo Line and London Overground) and Kensal Rise (London Overground) are just a few minutes from the property and the excellent primary schools, including Malorees Junior, ARK Franklin Primary Academy and Princess Frederica C Of E Primary School are within easy walking distance.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

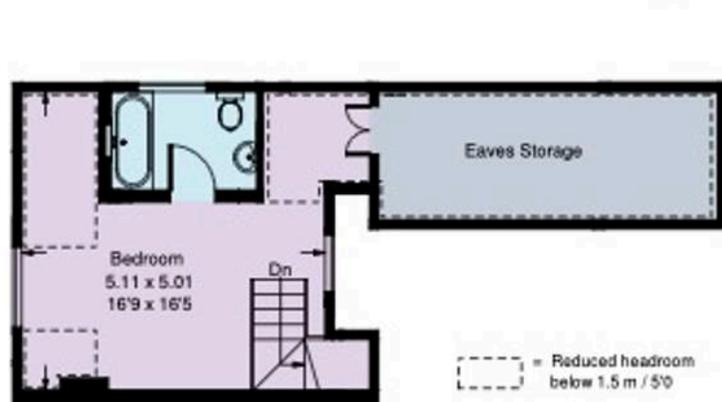
EPC Environmental Impact Rating: G

## Mount Pleasant Road, NW10

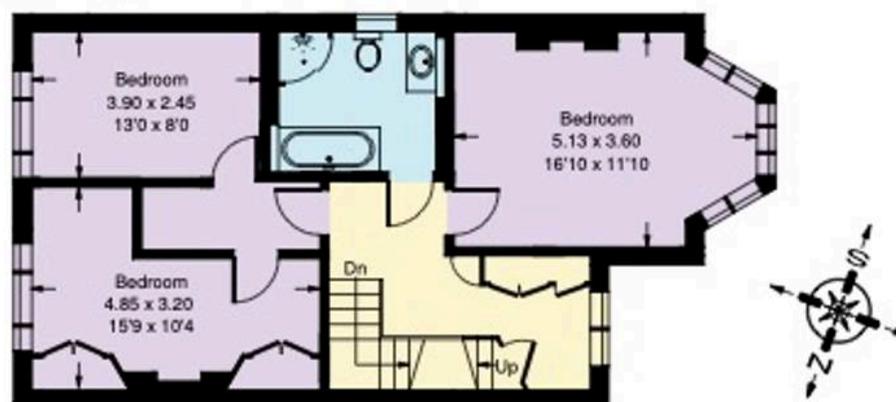
Approx. Gross Internal Area = 213.3 sq m / 2296 sq ft

Eaves Storage = 12.3 sq m / 132 sq ft

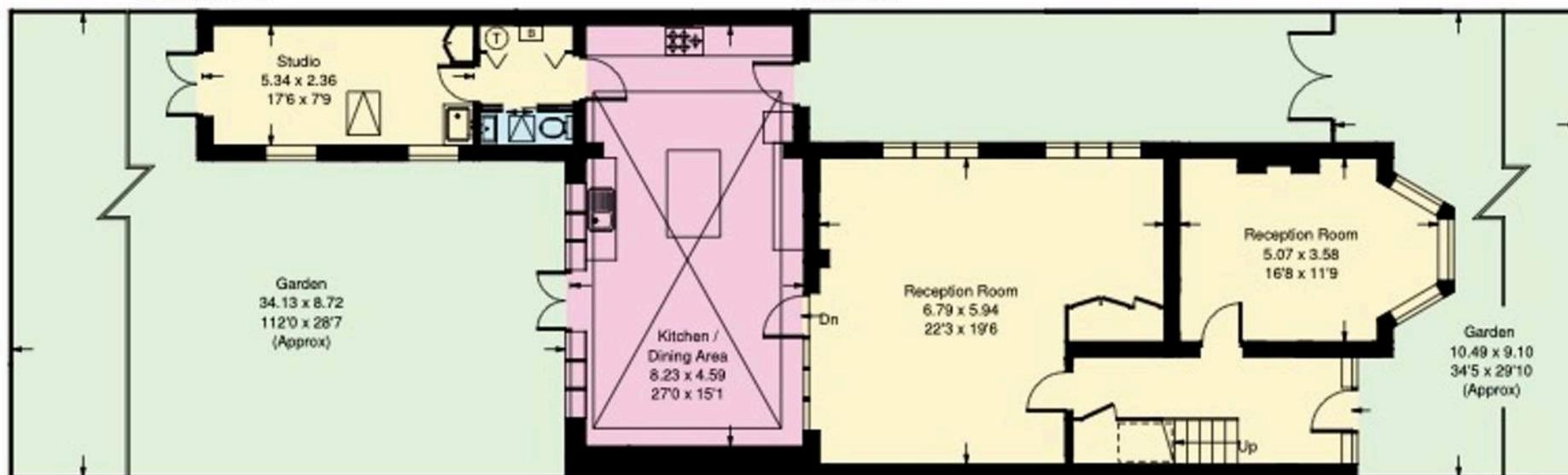
Total = 225.6 sq ft / 2428 sq ft



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.



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