

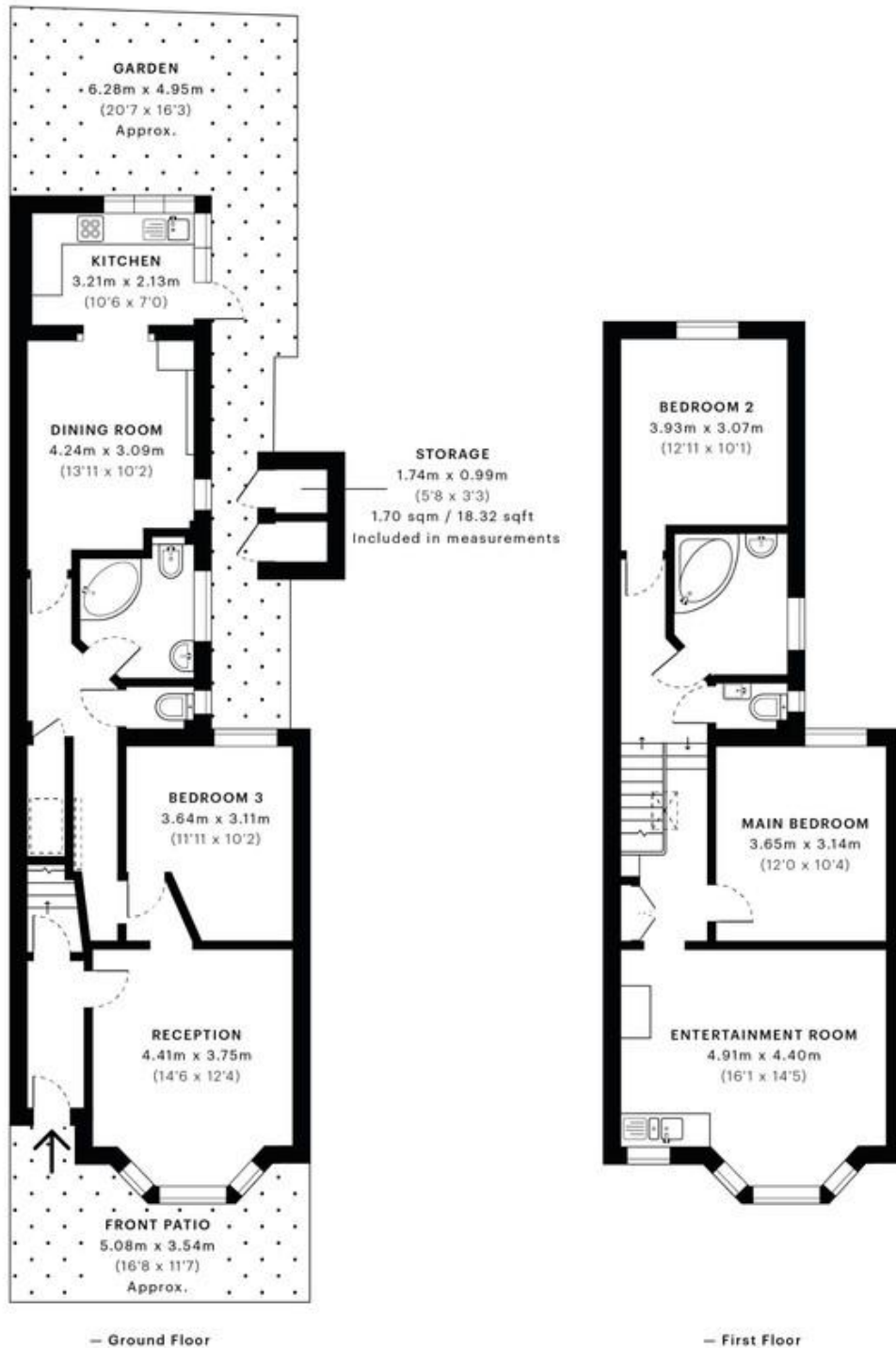


Mortimer Road, Kensal Green NW10 OIEO £900,000 Freehold

*** SOLE AGENTS / VIRTUAL TOUR ***

mile... are delighted to present to the market this three bed Victorian house requiring modernisation. Situated on one of Kensal's best roads, this fantastic house of nigh 1,400sq ft comprises on the ground floor of two receptions rooms, a three piece family bathroom, a further dining room, a separate fully fitted kitchen with onto a south facing garden. The first floor boasts three double bedrooms and another three piece family bathroom. In need of modernisation the property still has the potential to be fully extended by making a fantastic and entertaining living space at the back whereas the loft can be converted in order to offer two extra bedrooms and a further bathroom in order to appreciate the full capacity of this house (STPP). The house also benefits of having many original features, double glazed windows, high ceiling, wood flooring and carpet throughout and an abundance of storage and natural light. Mortimer Road is an extremely popular residential road and this property is ideally located for Chamberlayne Road, College Road and Salusbury Road's many restaurants, pubs, vintage shops and is within walking distance to Kensal Rise (Overground), Kensal Green and Queens Park (Bakerloo line & Overland) stations plus numerous bus routes. Catchment area for Princess Frederica School!

- Victorian house
- Three bedrooms
- South facing garden
- Nigh 1400 sq ft of living space
- Short walk to open green spaces of Queens Park
- Potential to extend (STPP)
- Work required
- Original features
- Fantastic location
- Close to shops and transport



GROSS INTERNAL AREA (GIA)
The footprint of the property
129.94 sqm / 1398.66 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
121.32 sqm / 1305.88 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.96 sqm / 10.33 sqft