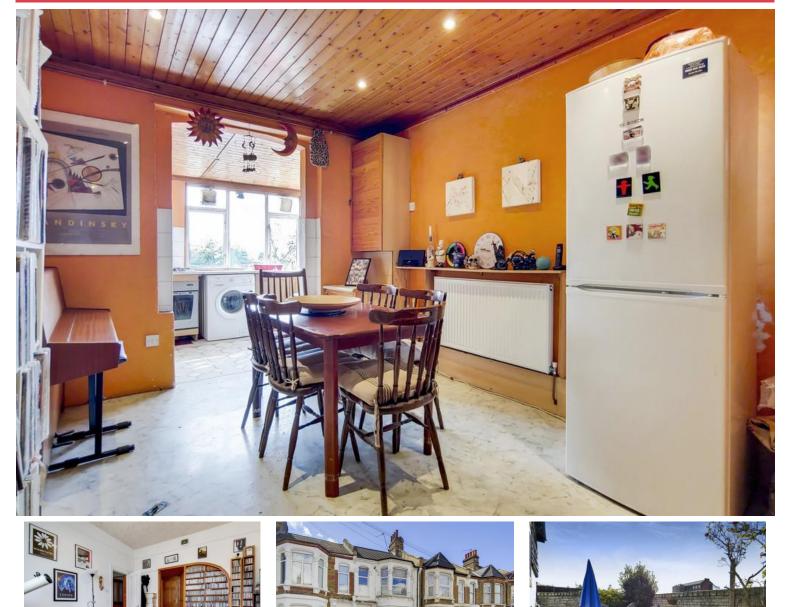
estate agents



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

*** SOLE AGENTS / VIRTUAL TOUR ***

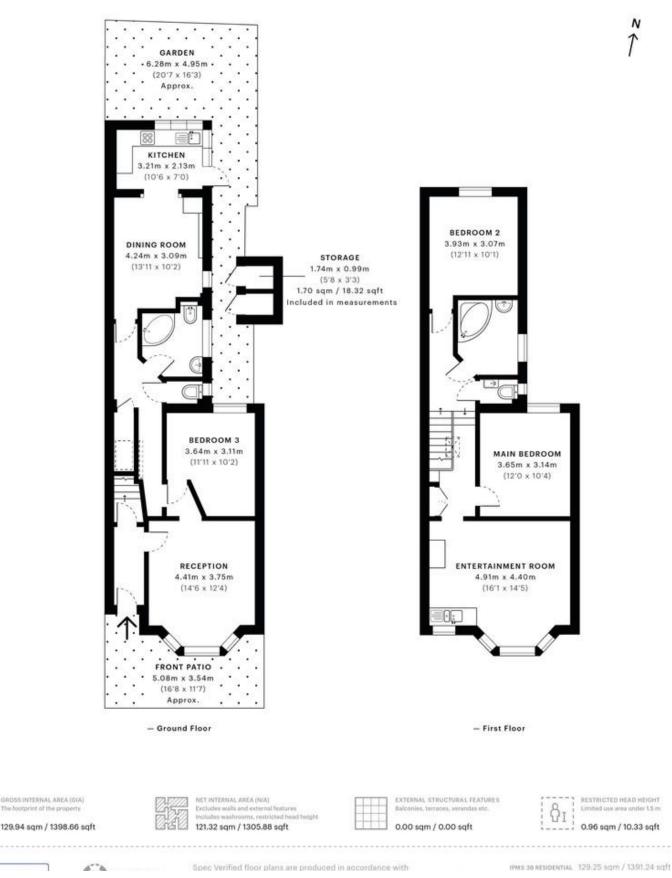
mile... are delighted to present to the market this three bed Victorian house requiring modernisation. Situated on one of Kensal's best roads, this fantastic house of nigh 1,400sq ft comprises on the ground floor of two receptions rooms, a three piece family bathroom, a further dining room, a separate 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



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129.94 sqm / 1398.66 sqft



MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.