



Mortimer Road, London, NW10

£550,000 *Share of Freehold*



A spacious and well-presented two-bedroom split-level flat arranged over the upper floors of an attractive period building, offering approximately 955 sq ft of accommodation.

KEY FEATURES

- SPLIT LEVEL FLAT
- TWO BEDROOMS
- SHORT WALK TO QUEENS PARK ITSELF
- CLOSE TO BAKERLOO & OVERGROUND LINES
- NO UPPER CHAIN
- SHARE OF FREEHOLD



Kensal Rise & Queens Park

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DESCRIPTION

This characterful split level flat provides bright and versatile living space throughout. The first floor features a generous full width reception room with a bay window, creating an excellent living area, while the separate kitchen and dining room offers an additional entertaining space. Also on this floor is the main bedroom and a spacious three piece family bathroom suite.

The loft has been converted and is an impressive double bedroom, benefiting from excellent natural light and useful eaves storage.

Offered with approximately 955 sqft of internal accommodation (including eaves storage), this is a superb opportunity to acquire a substantial period conversion in a sought-after location and within short walking distance to Queens Park itself.





LOCATION

Mortimer Road is perfectly situated in Kensal Rise to take advantage of the amenities of Chamberlayne Road and of Queens Park. Transport links are either at Kensal Green station which has the Bakerloo Line and a branch of the London Overground connecting to Euston and the City, or Kensal Rise Overground Station is a short walk away, which has access to West Hampstead and Hampstead Heath. Buyers love this location as it has easy access to the beautiful green spaces of Queens Park itself, as well as being in the catchment for great local schools.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/KQP260245>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Share of Freehold

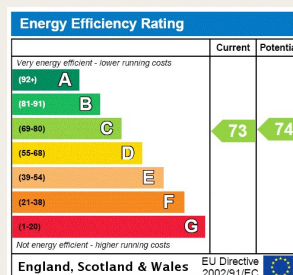
Term: 961 year and 6 months

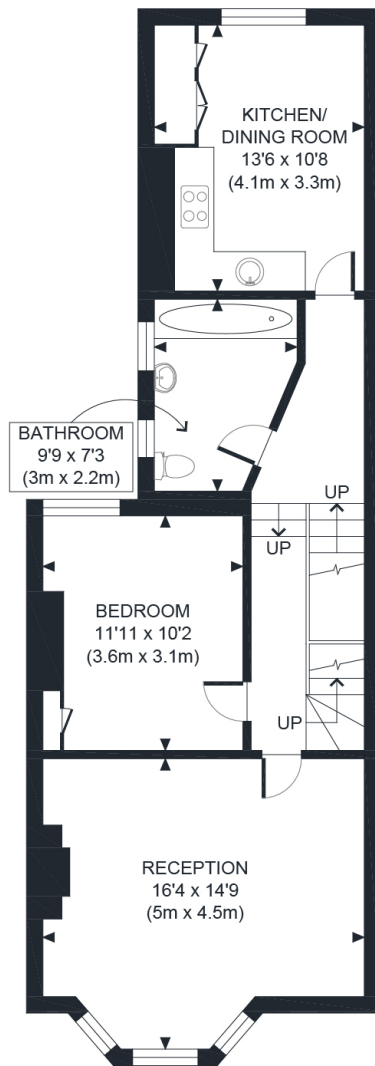
Service Charge: £0 per annum (ad-hoc arrangement)

Ground Rent: £0 Annually (ad-hoc arrangement)

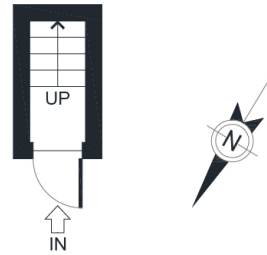
Council Tax Band: C

EPC rating: D

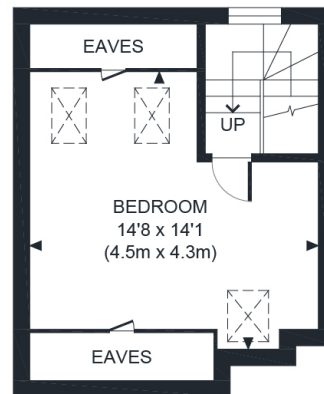




FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 683 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 17 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES 255 SQ FT
FLOOR AREA WITHOUT EAVES 209 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 955 SQ FT / 89 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 909 SQ FT / 84 SQM
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.
 While we do not doubt the floor plan accuracy and completeness, you or your advisors should
 conduct a careful, independent investigation of the property in respect of monetary valuation

Mortimer Road

date 05/06/26

photoplan

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