



Mortimer Road, NW10

£1,360,000 *Freehold*



Modern, fully renovated and extended three bedroom family home close to local amenities and transport links.

#### KEY FEATURES

- FULLY EXTENDED AND RENOVATED
- PRINCIPLE BEDROOM EN-SUITE
- WALK IN WARDROBE
- GUEST WC
- EXCELLENT CONDITION
- CLOSE TO BAKERLOO LINE & OVERGROUND



Kensal Rise & Queens Park

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## DESCRIPTION

This beautifully presented three-bedroom mid-terraced house has been completely transformed through an extensive renovation and thoughtfully designed extensions to both the ground floor and loft. Combining stylish modern living with spacious accommodation, this home is perfect for families wanting a turn key home. The ground floor comprises of a front reception room, guest WC and a bright and airy spacious open-plan living space at the rear - courtesy of the full-width ground floor extension with floor to ceiling sliding doors, and skylight. This heart of the home features a stunning modern kitchen, high-end appliances, ample cupboard storage and space for dining. This entire area overlooks the rear garden. The garden has been landscaped for ease of maintenance with patio areas at both ends and lawn to the middle. This garden is perfect for someone to add their own touch.

Upstairs, the first floor offers two well-proportioned bedrooms, one

with a walk-in wardrobe/dressing room, and a stylish family bathroom. The bathroom is fully tiled with modern fittings and window for ventilation. The loft has been expertly converted to create a superb principle bedroom, complete with generous head height and plenty of storage. It also has the benefit of a en-suite shower room. This exceptional property offers turn-key living with no detail overlooked. Viewing therefore comes highly recommended.







## 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 Rise Overground Station which has access to West Hampstead and Hampstead Heath, or from Kensal Green station which has the Bakerloo Line and another branch of the London Overground connecting to Euston and the City. Buyers love this location as it has easy access to the green spaces of Queens Park itself which is a firm favourite with locals and Londoners alike.

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



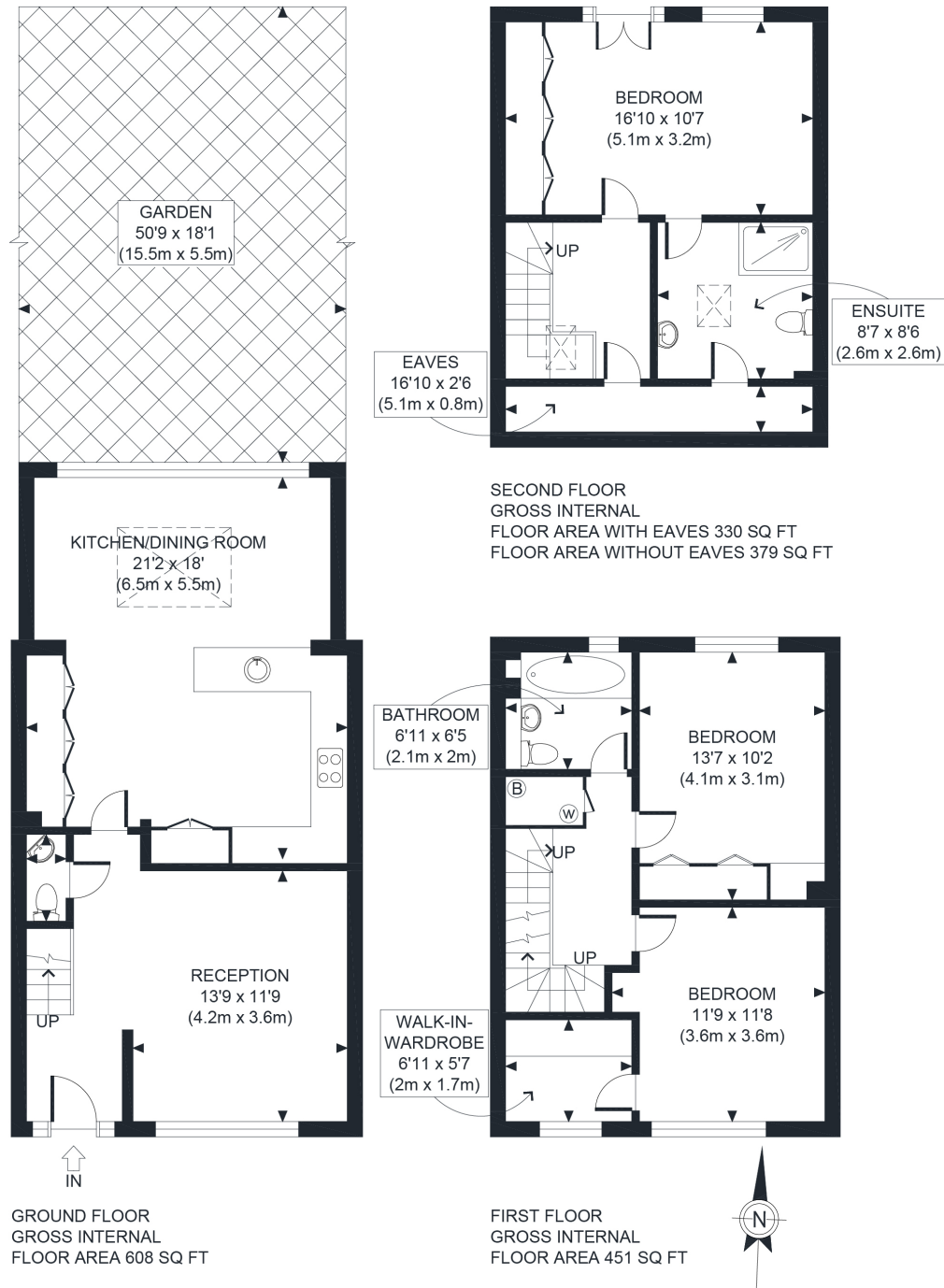
<https://www.winkworth.co.uk/sale/property/KQP250288>

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:** Freehold  
**Council Tax Band:** D  
**EPC rating:** C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1430 SQ FT / 133 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 1389 SQ FT / 129 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 13/06/25

photoplan

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