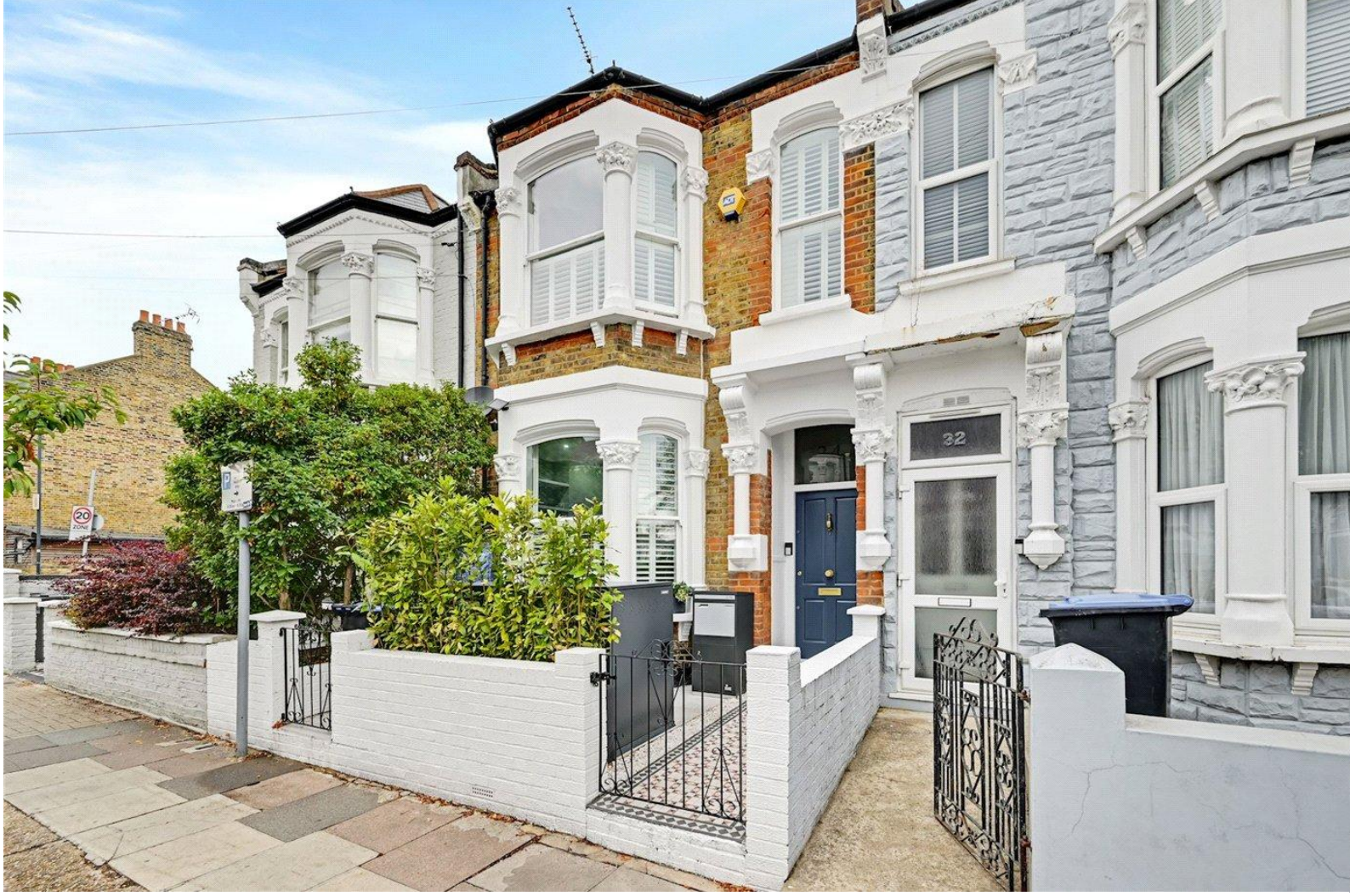


Mortimer Road, NW10

4 | 2 | 2

£1,715,000 *Freehold*

A stunning four bedroom family home in one of the best locations in Kensal Rise close to Chamberlayne Road and Queens Park.

KEY FEATURES

- FIVE BEDROOM FAMILY HOME
- OVER 2,100 SQ FT OF LIVING SPACE
- SUPERB 23 FT KITCHEN AND DINING ROOM
- TWO EXCELLENT PRINCIPAL BEDROOM OPTIONS
- LANDSCAPED REAR GARDEN
- SEPARATE 17 FT GARDEN OFFICE





Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

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DESCRIPTION

This impressive Victorian home has been thoughtfully extended and beautifully maintained to create a spacious and highly practical family house, combining period character with the generous open plan living space that works so well for modern family life.

The ground floor is a particular highlight. To the front is a wonderful 24 ft reception room with a large bay window, wooden flooring, period detailing and a wood burning stove, creating a warm and inviting living space. To the rear, the house opens into a fantastic 23 ft kitchen and dining room, with a large central island, excellent natural light and plenty of space for both everyday family life and entertaining.

Bi folding doors open almost the full width of the kitchen directly onto the landscaped garden, allowing the house and garden to work brilliantly together during the warmer months. The garden itself is private and easy to maintain, with plenty of room for outdoor dining and entertaining. At the rear is an excellent 17 ft garden office, providing a genuinely useful additional space for working from home, a gym, studio or playroom. Upstairs, the accommodation continues to impress. The first floor provides three well-proportioned bedrooms and a generous family bathroom, with the particularly spacious front bedroom making an excellent principal bedroom. Alternatively, the converted loft provides a large double bedroom with its own en-suite bathroom and excellent storage, giving buyers the flexibility to use this as the principal suite instead.

With approximately 1966 sq. ft of internal accommodation, increasing to approximately 2,116 sq. ft when including the garden office, this is a substantial home with a real sense of space throughout. The combination of five bedrooms, impressive entertaining areas, a landscaped garden and separate home office makes this an exceptionally complete family house and one that buyers looking for a long term home should be particularly excited to see.







LOCATION

Mortimer Road is superbly positioned in Kensal Green, just to the west of Queen's Park, giving residents the best of several highly sought after neighbourhoods. One of the major attractions for families is the proximity to Queen's Park itself, which is less than half a mile from the property and provides a wonderful open green space for children, exercise and weekend walks. The location is particularly appealing because of the exceptional choice of amenities within easy reach. Chamberlayne Road and College Road are close by, offering a great selection of independent cafés, restaurants, pubs and local shops, while the popular Lexi Cinema is another local favourite. Heading east towards Queen's Park brings an entirely different selection of amenities along Salusbury Road and Lonsdale Road, including numerous cafés, restaurants, independent shops and the popular Queen's Park Farmers' Market. This ability to easily enjoy both Kensal Rise and Queen's Park is a real strength of the location. Transport connections are equally convenient. Queen's Park station provides Bakerloo line and London Overground services, while Kensal Rise Station provides London Overground services on the Mildmay line, giving excellent connections across London. For buyers looking for a family home with green space, excellent local amenities and strong transport connections, Mortimer Road is very difficult to beat.

MATERIAL INFO

Tenure: Freehold

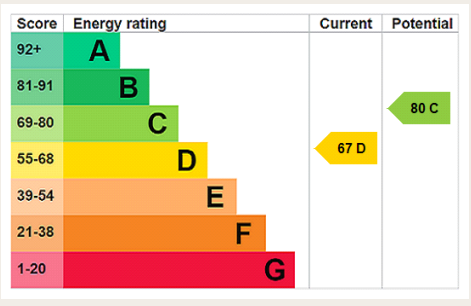
Council Tax Band: F

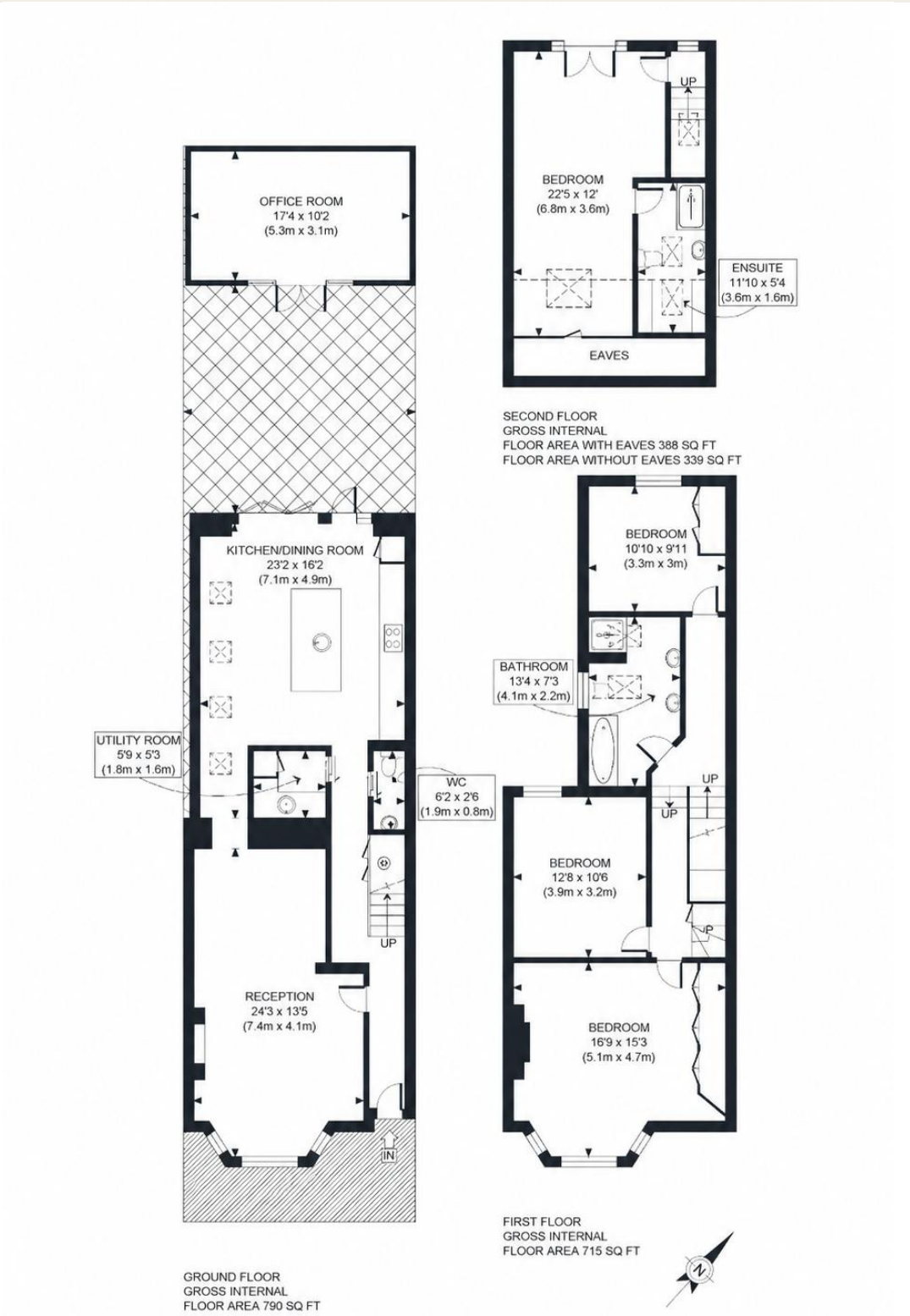
EPC rating: D

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

https://www.winkworth.co.uk/sale/property/KQP250204

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.





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