



**Mount Pleasant Road, NW10**



1506.00 sq  
ft



F

We are delighted to bring to the market For Sale this rarely available 4 bedroom semi detached house on the southern side of Mount Pleasant Road within a moments walk to Queens Park and Tiverton Green.

The property requires refurbishment but is the ideal opportunity for a discerning purchaser to create a beautiful family home.

Presently the house is arranged over 1600 sq ft but could easily be extended to circa 2500-3000 sq ft subject to usual planning consents which many of the neighbouring properties have done already.

The accommodation consists of 4 bedrooms and one bathroom on the First Floor and on the Ground Floor two reception rooms, kitchen/diner and a cloakroom. The house benefits from wooden flooring throughout, some period features and off street parking. In addition to this there is a magnificent 107ft South Westerly facing

**£1,950,000 Freehold**



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garden to the rear.

Kensal Rise & Brondesbury Park Overground stations and Willesden Green (Jubilee Line - Zone 2) are the closest stations for quick access to central London. Queens Park is a short walk away with its numerous bars, gastropubs and also Kensal Rise with its artisan shops, local eateries and the award winning Lexi cinema.

This is the perfect opportunity to secure your family's future in a delightful position on this community driven road. The annual Mount Pleasant Street Party is a great example of this.

Early viewing is highly recommended









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- 4 bedroom semi detached house
- 1600 sq ft of extensive accommodation
- 2 Reception rooms, one leading to garden patio
- Downstairs 3 piece shower room
- Bright kitchen/diner leading onto garden patio
- First floor offers 4 bedrooms & family bathroom
- Magnificent 107 ft south westerly facing garden
- Garage & Off street parking
- Opportunity to extend subject to planning consents
- COUNCIL: Brent (F)





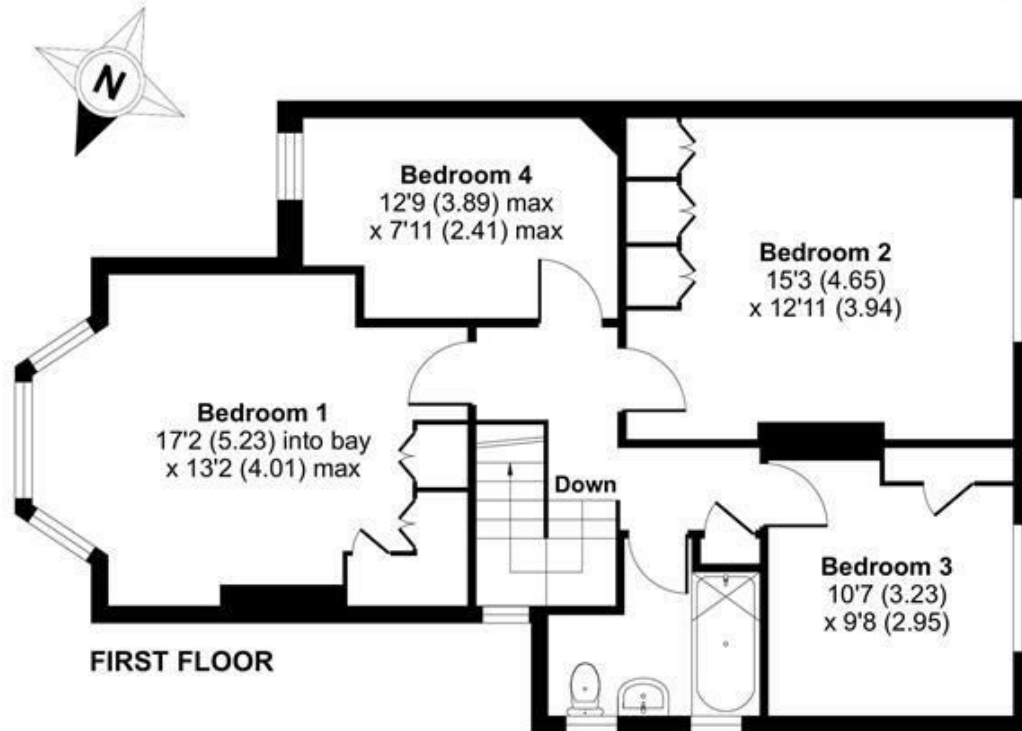


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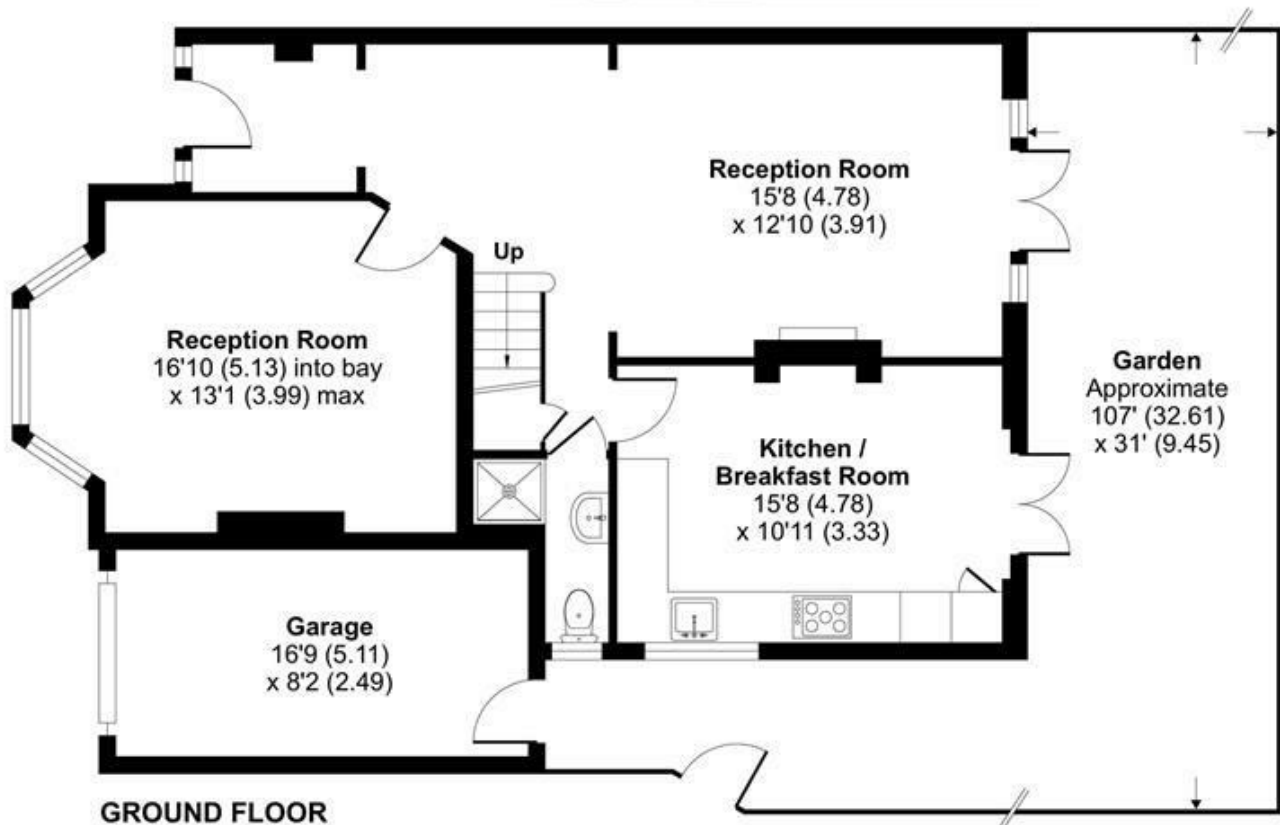
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Camerons Stiff & Co. REF: 1039811

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