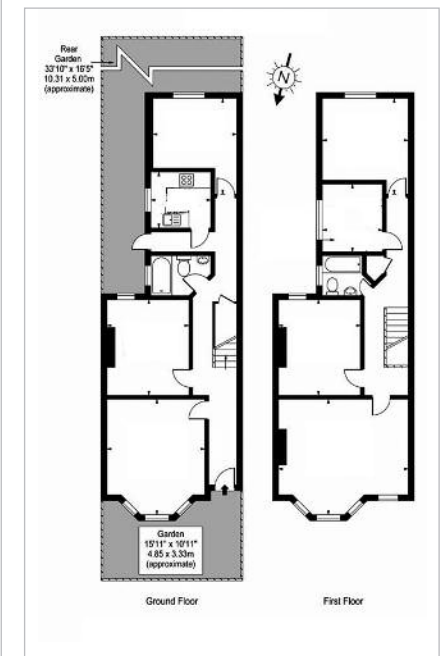


London NW10

75 Mortimer Road, Kensal Rise NW10 5TN

- **A Freehold Mid Terrace House**
- Providing Four Bedroom Accommodation
- Extending to (GIA) approximately 126.81 sq m (1,365 sq ft)
- Possible potential for Redevelopment/Reconfiguration subject to obtaining all necessary consents

Vacant Possession



Tenure

Freehold.

Location

The property is located on the south side of Mortimer Road, directly opposite its junction with Langer Road. The local amenities of Kensal Green and Kensal Rise are readily accessible, whilst the further and more extensive shopping facilities of the West End are to the south-west. The open green spaces of Queens Park are within easy reach to the east. Kensal Rise Rail Station and Kensal Green Underground Station are within easy reach to the east and south respectively. The nearby A5 provides access to the M1 Motorway and in turn the M25 Motorway.

Description

The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. There is a rear garden.

Accommodation

Ground Floor – Three Reception Rooms, Bathroom, Kitchen

First Floor – Four Bedrooms, Bathroom

We are informed that the property (GIA) extends to approximately 126.81 sq m (1,365 sq ft).

Planning

Local Planning Authority: London Borough of Brent.

Tel: 0208 937 1234.

The property affords possible potential for a loft conversion and rear extension subject to all necessary consents.

To View

The property will be open for viewing every Tuesday before the Auction between 12.00 noon – 12.30 p.m. and Saturday before the Auction between 11.00 – 11.30 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Soloman Taylor & Shaw

(Ref: S Atkinson).

Tel: 0207 431 1912.

Email: scott@solts.co.uk

VACANT – Freehold House

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.