



Lampards

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14 Grosvenor Road,
Queens Park,
W5 6 0RD

Mount Pleasant Road, London, NW10

£2,250,000

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Set on one of the area's most desirable roads, this substantial five-bedroom family home spans over 2,250 sq ft and has been owned and lived in by the same family for over 30 years. It now offers a rare opportunity to create a home of real scale and quality, with generous proportions, a vast garden, and clear potential for further enhancement.

Arranged over three floors, the house provides a wide entrance hall, large front and rear reception rooms, a separate kitchen, five well-sized bedrooms, and ample storage throughout. The current footprint lends itself perfectly to reconfiguration and extension, with scope for a double-storey side addition, full-width rear extension, and a significantly larger loft room (subject to the usual permissions).

The garage has already been extended and adapted for use as additional internal space, offering further flexibility depending on future needs. Off-street parking is available at the front for multiple vehicles.

To the rear, the garden measures over 130 feet (approx. 41 metres) in length—one of the largest in the area—and offers a remarkable sense of privacy and space.

Located within easy reach of Queens Park, the property is a natural next step for families moving from prime QP who are seeking more lateral space, bigger rooms, and long-term potential—while remaining close to good schools, parks, and transport connections.



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Mount Pleasant Road, NW10
Approximate Floor Area = 209.2 sq m / 2262 sq ft
(Including Eaves)
For Illustrative Purposes Only NOT TO SCALE



- Garden extending over 130 ft (approx. 41 m) – one of the largest in the area
- Arranged over three spacious floors
- Substantial five bedroom semi-detached home spanning over 2,200 sq ft
- Owned by the same family for over 30 years
- Scope for double-storey side and full-width rear extension (STPP)
- Garage already extended and used as additional internal space
- Located close to Queens Park and excellent transport links
- Potential to enlarge existing loft space (STPP)
- Off-street parking for multiple vehicles

