



## Alpertown Street, London, W10

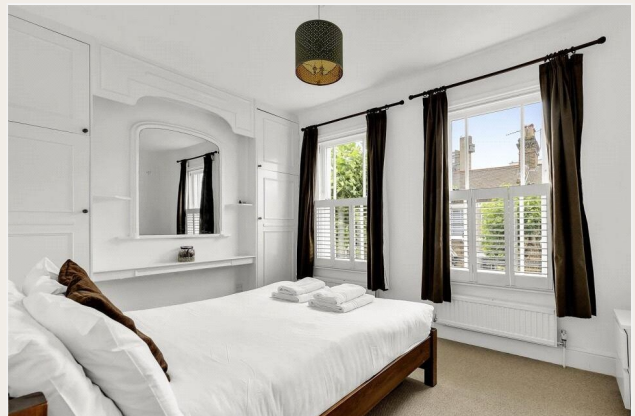
£850,000 *Freehold*

3  1  2 

An exceptional three bedroom, two bathroom, end of terrace/corner family home located in the popular Queens Park conversation area.

### KEY FEATURES

- THREE BEDROOMS
- TWO BATHROOMS
- END OF TERRACE/CORNER PLOT
- NO UPPER CHAIN
- FREEHOLD
- QUEENS PARK CONSERVATION AREA
- EXCELLENT CONDITION



Kensal Rise & Queens Park

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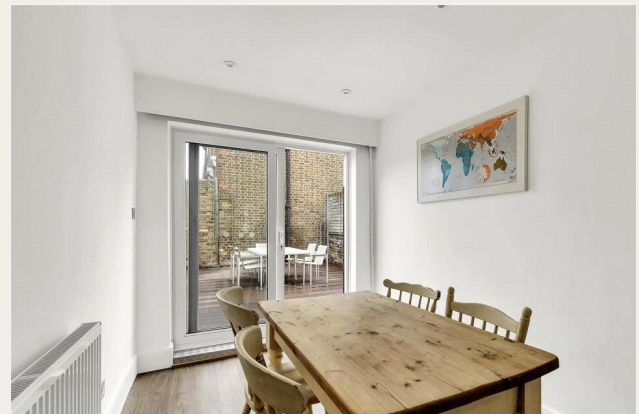
## DESCRIPTION

A charming three-bedroom end-of-terrace/corner cottage, finished to an excellent standard throughout, with the benefit of no upper chain.

The ground floor features a bright south-facing reception room with a feature fireplace and wooden flooring, leading through double doors to a modern kitchen/breakfast room with stone countertops and integrated appliances. A separate dining room opens up via sliding doors onto the decked rear garden. There is also a three piece tiled bathroom suite on the ground floor, along with utility room.

The first floor offers a spacious principal bedroom with built-in storage, two further bedrooms, and a contemporary shower room. The house benefits from high ceilings throughout, as well as side gate access to the garden.

Viewing comes highly recommended.





## LOCATION

Alperton Street is a short walk from the open green spaces of Queen's Park itself, as well as being close to the iconic Portobello Road with its famous markets, boutique shops and vibrant cafés. Jaego's House is popular with local residents and perfect for families. Chamberlayne Road/Kensal Rise adds additional options of gastropubs and artisan bakeries, as well as train stations. Excellent transport links via Queen's Park and Kensal Rise offer the Bakerloo Line and London Overground services, as well as Westbourne Park station for the Hammersmith & City line for access in and out of London.

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



<https://www.winkworth.co.uk/sale/property/KQP250479>

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:** E

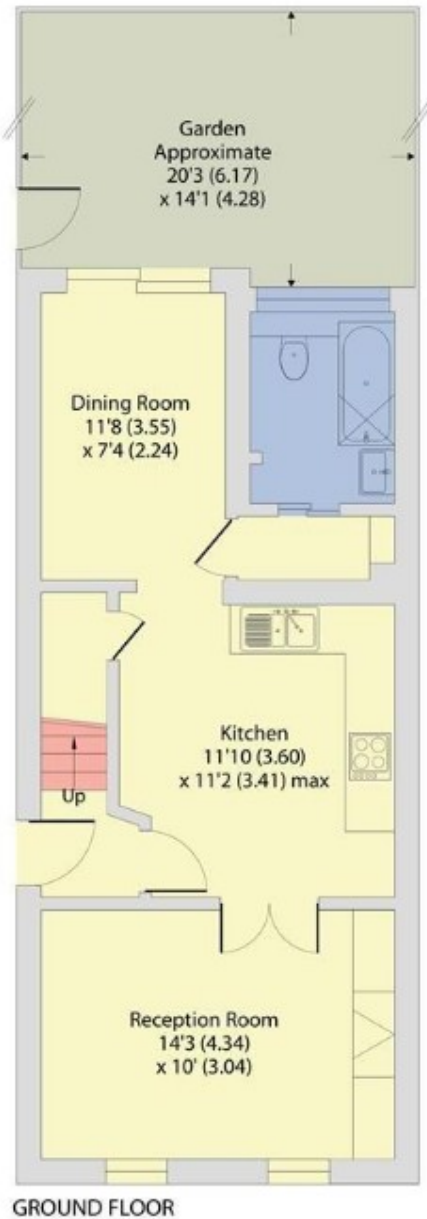
**EPC rating:** D

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Alperton Street, London, W10

Approximate Area = 889 sq ft / 82.5 sq m

For identification only - Not to scale



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