



Kilravock Street, Queens Park, W10

£1,200,000 *Freehold*



Completely renovated and fully extended three bedroom, two bathroom, Victorian cottage, located in the popular Queens Park Avenues.

KEY FEATURES

- THREE BEDROOMS
- BRAND NEWLY RENOVATED
- FULLY EXTENDED
- GUEST WC
- PRINCIPLE BEDROOM EN-SUITE
- HIGH QUALITY FINISH



Kensal Rise & Queens Park

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DESCRIPTION

This lovely Victorian Cottage has been completely renovated and extended to an excellent finish. The ground floor comprises of an entirely open kitchen and dining area, leading on to the garden. The kitchen is fully fitted with integrated appliances and centre island with overhanging breakfast bar. This entire area is a great entertaining space, leading directly on to the garden via sliding bi-fold doors. The garden is low maintenance with beds to the side, astroturf to the centre, and patio area with stunning re-claimed bricks. To the front, there is a formal reception room, and guest WC located off the hallway.

On the first floor is a modern four-piece main family bathroom suite. There are two spacious double bedrooms, with the principle bedroom benefitting from an en-suite shower room. Finally, the loft has been fully converted and is now the third bedroom, with ample eaves storage and large skylights. This home is certainly one of the best and viewing therefore comes highly recommended. It further benefits from no upper chain.





LOCATION

Kilravock Street is ideally positioned for easy access to both Queen's Park and Kensal Rise, providing convenient access to local amenities such as shops, delicatessens, restaurants, parks & gastro Pubs. Portobello market and Golborne Road are also a short walk away. Transport wise, Queen's Park Tube station is closest for access to the Bakerloo Line and London Overground.

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



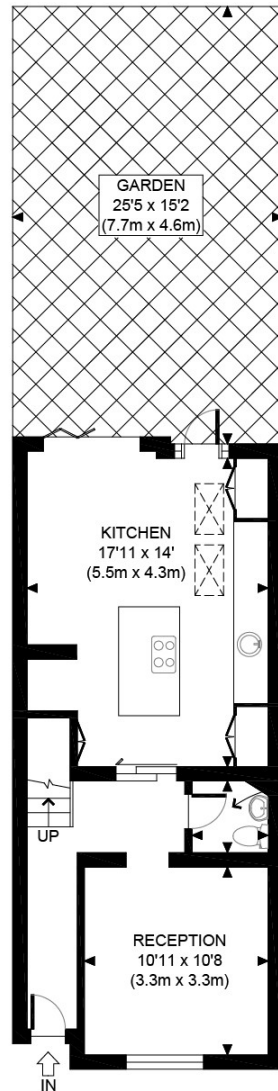
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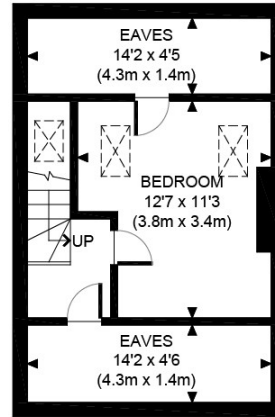
MATERIAL INFO

Tenure: Freehold

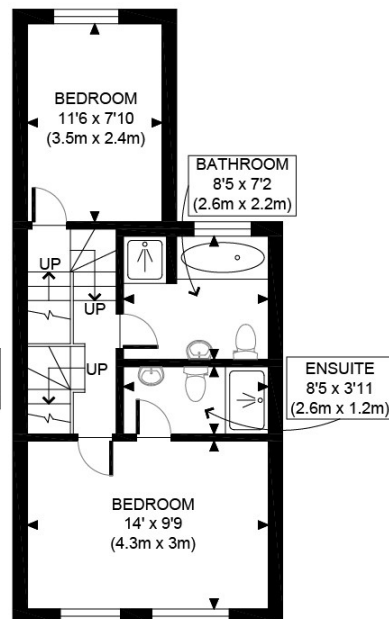
Council Tax Band: E (Westminster)



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 483 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES 316 SQ FT
FLOOR AREA WITHOUT EAVES 178 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 400 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1199 SQ FT / 111 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 1061 SQ FT / 99 SQM
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plan accuracy and completeness, you or your advisors should
conduct a careful, independent investigation of the property in respect of monetary valuation

kilvarock st	
date	22/06/26

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