



Kilravock Street, Queens Park, W10

£1,200,000 *Freehold*

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Immaculate and fully extended three bedroom Victorian cottage, located in the popular Queens Park Avenues.

KEY FEATURES

- STUNNING FAMILY HOME
- BESPOKE deVOL KITCHEN
- FULLY EXTENDED
- LOW MAINTENANCE GARDEN
- UNDERFLOOR HEATING
- FREEHOLD
- QUEENS PARK CONSERVATION AREA



Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

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DESCRIPTION

This lovely Victorian Cottage has been finished to an excellent standard by the current owners.

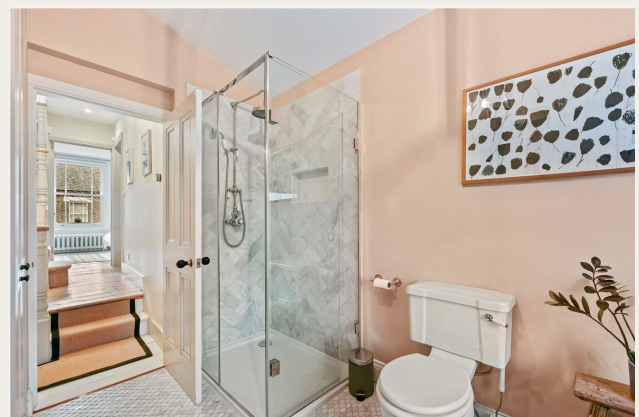
The ground floor has been extended and comprises of an entirely open reception and dining area, leading on to the kitchen. The kitchen is a bespoke handmade deVOL, in a classic shaker style with integrated appliances and centre island with overhanging breakfast bar. This entire area is a great entertaining space, leading directly on to the garden via Crittal doors.

The garden is low maintenance with beds to the sides, shed, and astroturf to the centre.

On the first floor is the family bathroom, with separate roll top bath tub, shower enclosure, and vaulted ceilings. There are two spacious double bedrooms, with the principle bedroom benefitting from full height fitted wardrobes. The second bedroom has the chimney removed offering extra space and flexibility of layout.

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.





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 Underground.

<https://www.winkworth.co.uk/sale/property/KQP250099>

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.

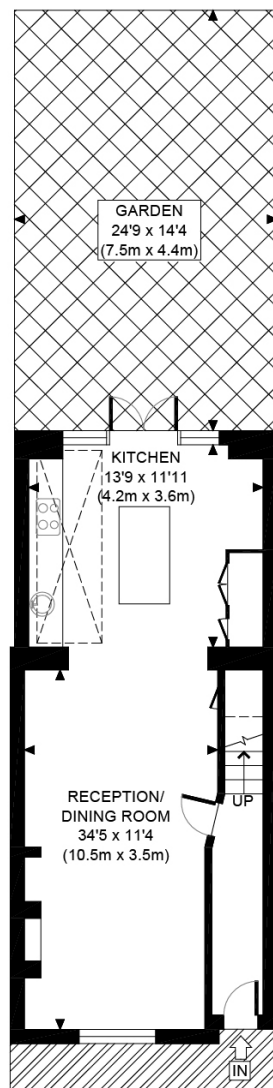
MATERIAL INFO

Tenure: Freehold

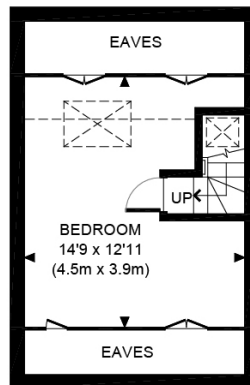
Council Tax Band: E

EPC rating: C

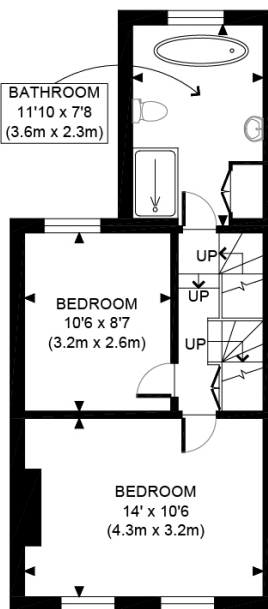
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		81 B
55-68	D	70 C	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 476 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES 269 SQ FT
FLOOR AREA WITHOUT EAVES 191 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 394 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1139 SQ FT / 106 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

Kilravock St

date 13/01/26

photoplan

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