



Kilravock Street, Queens Park, W10

£1,100,000 *Freehold*

2  2  1 

A unique and extended period cottage in the popular Queens Park conservation area, with south facing garden and no upper chain.

KEY FEATURES

- LARGER THAN AVERAGE
- QUEENS PARK CONSERVATION AREA
- EXTENDED
- SOUTH FACING GARDEN
- LOFT SPACE CONVERTED
- FREEHOLD



Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



DESCRIPTION

This charming cottage dates back to the 1880s and is full of period character and charm, whilst being larger than average to neighbouring properties. From a stunning exterior, original stripped wood floors, this home is not one to be missed.

The well-proportioned interior has a through reception and dining room with feature fireplace. The kitchen has been extended offers a functional space with ample counter space and cupboard storage, as well space for a breakfast table. The garden is accessible via French doors. The garden has been designed for ease of maintenance, with paved central area, and beds with

mature trees to the sides allowing for privacy. Being south facing, the garden is a great sun trap.

Upstairs, the first floor includes the principle bedroom, and additional double bedroom. The family bathroom is a tiled suite with utility and airing cupboard. The WC is separate – convenient for family living.

The well designed landing has really opened up the space, with staircase leading up to the converted loft. This can be used a third room, or office space. There is also ample eaves storage space and large south facing skylights pulling in the natural light.

This home is ideal for those seeking character, on top of being a rare find that is not to be missed.





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



<https://www.winkworth.co.uk/sale/property/KQP250576>

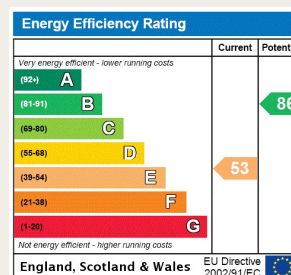
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

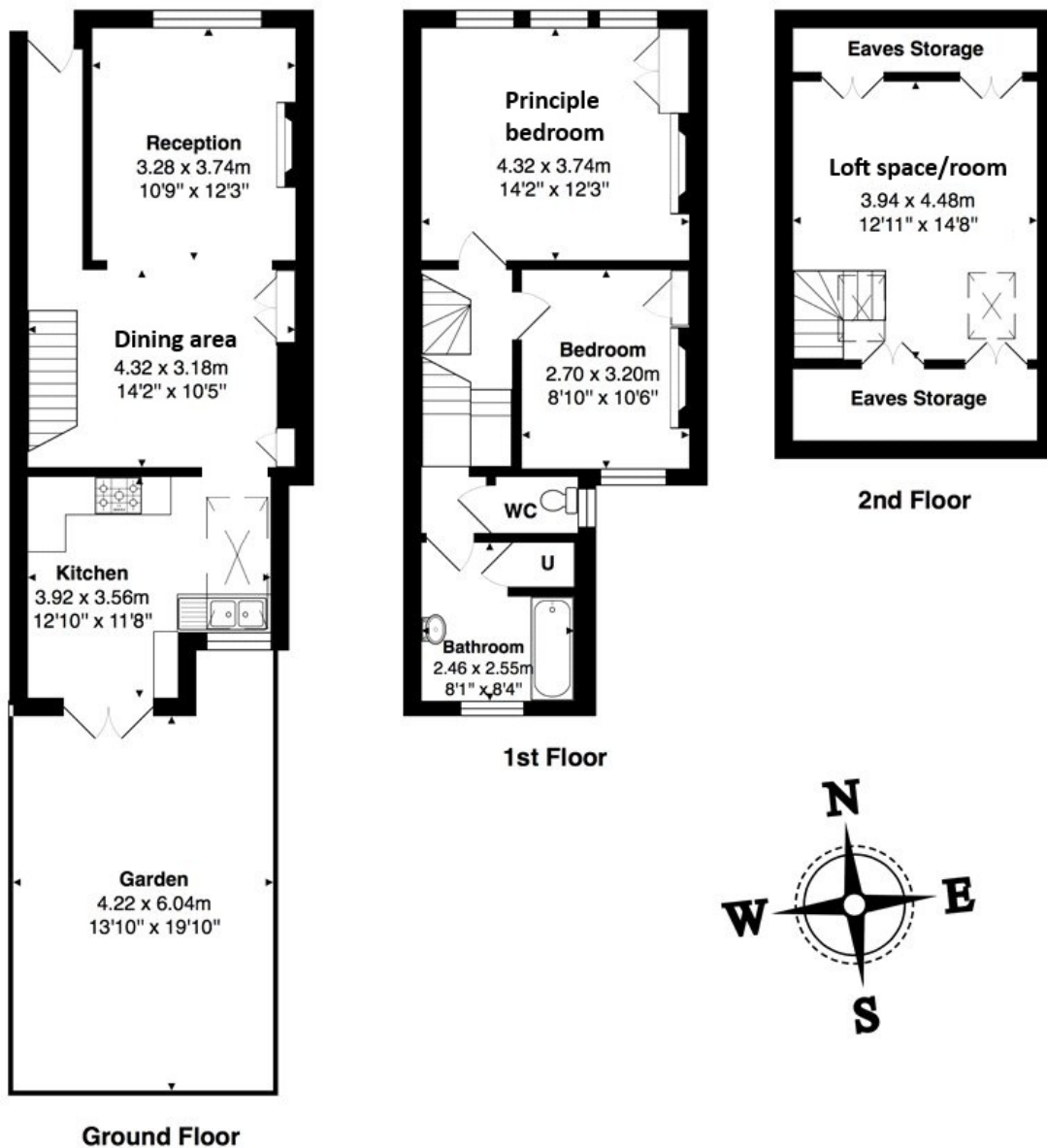
MATERIAL INFO

Tenure: Freehold

Council Tax Band: E

EPC rating: D





Total Area: 103.7 m² ... 1116 ft² (excluding garden, eaves storage)
 All measurements are approximate and for display purposes only

Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.