



Kilravock Street, Queens Park, W10

£1,100,000 *Freehold*



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**

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## 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>

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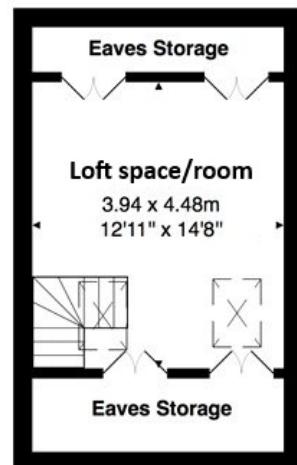
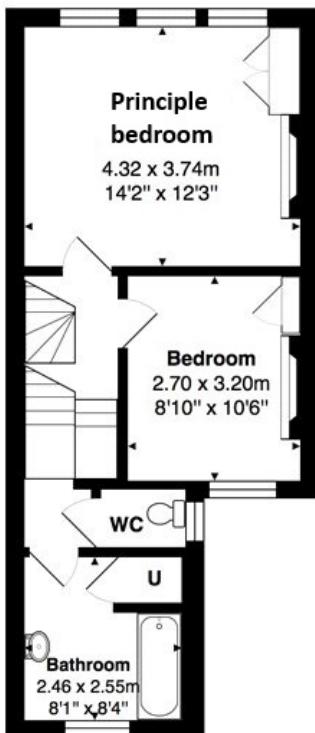
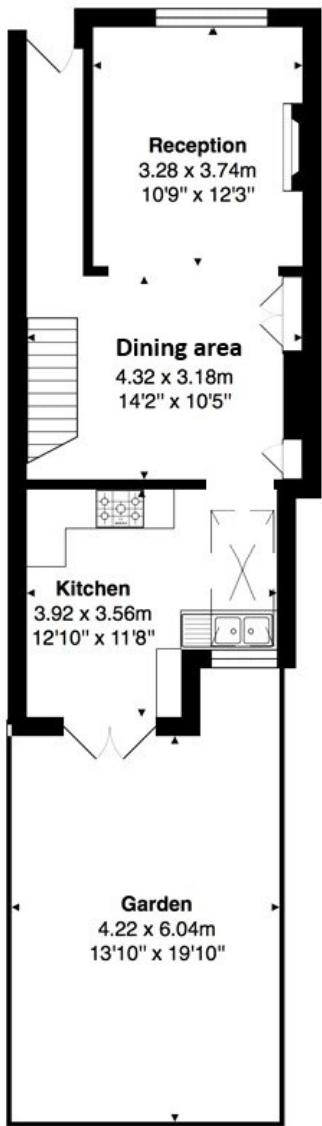
## MATERIAL INFO

**Tenure:** Freehold

**Council Tax Band:** E

**EPC rating:** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



**2nd Floor**

**1st Floor**



**Ground Floor**

**Total Area: 103.7 m<sup>2</sup> ... 1116 ft<sup>2</sup> (excluding garden, eaves storage)**

All measurements are approximate and for display purposes only

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