



Huxley Street, Queens Park, W10

£1,050,000 *Freehold*



A fantastic example of a period three bedroom, two bathroom, Freehold Victorian Cottage in the Queens Park conservation area with further potential for extension, ideally situated on Huxley Street.

KEY FEATURES

- THREE BEDROOMS
- FREEHOLD
- PRINCIPLE BEDROOM EN-SUITE
- FURTHER POTENTIAL TO EXTEND (STPP)
- STUNNING MATURE GARDEN
- QUEENS PARK CONSERVATION AREA



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 lovely cottage has the ideal layout with the first floor comprising of two double bedrooms, and three piece tiled family bathroom suite with high quality fittings. The principle bedroom also has a cleverly designed en-suite shower room. The loft has been converted, which is now the third bedroom with ample eaves storage.

The ground floor has been opened up with a through reception and dining room with feature fire place and sash windows. The kitchen is located to the back of the property with ample cupboard storage and countertop space. The garden is accessible via the kitchen and is

stunning oasis. A combination of raised beds, planters and trees make this garden a private space perfect for quiet days to switch off, as well as for entertaining friends and family. There is also a shed for storage of garden furniture and tools etc.

To add further square footage and value in future, the property has potential to extend (STPP) in to the side return area, which will create a spacious open plan area to the entire ground floor. There are many examples of similar properties in the immediate area.





LOCATION

Huxley Street is in a great location just to the North of Notting Hill and South of Queens Park. Transport links are excellent with a short walk to either Westbourne Park on Hammersmith & City & Circle line or to Queens Park on the Bakerloo and Overground lines, as well as a regular No.18 bus service from Harrow Road that gets into Euston in around 15 minutes. The amenities of Portobello Road, Chamberlayne Road and Salisbury Road are also only a short walk away, as is the large Sainsburys in Ladbrooke Grove. Additionally, Jaego's House is a popular members club amongst local residents.

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



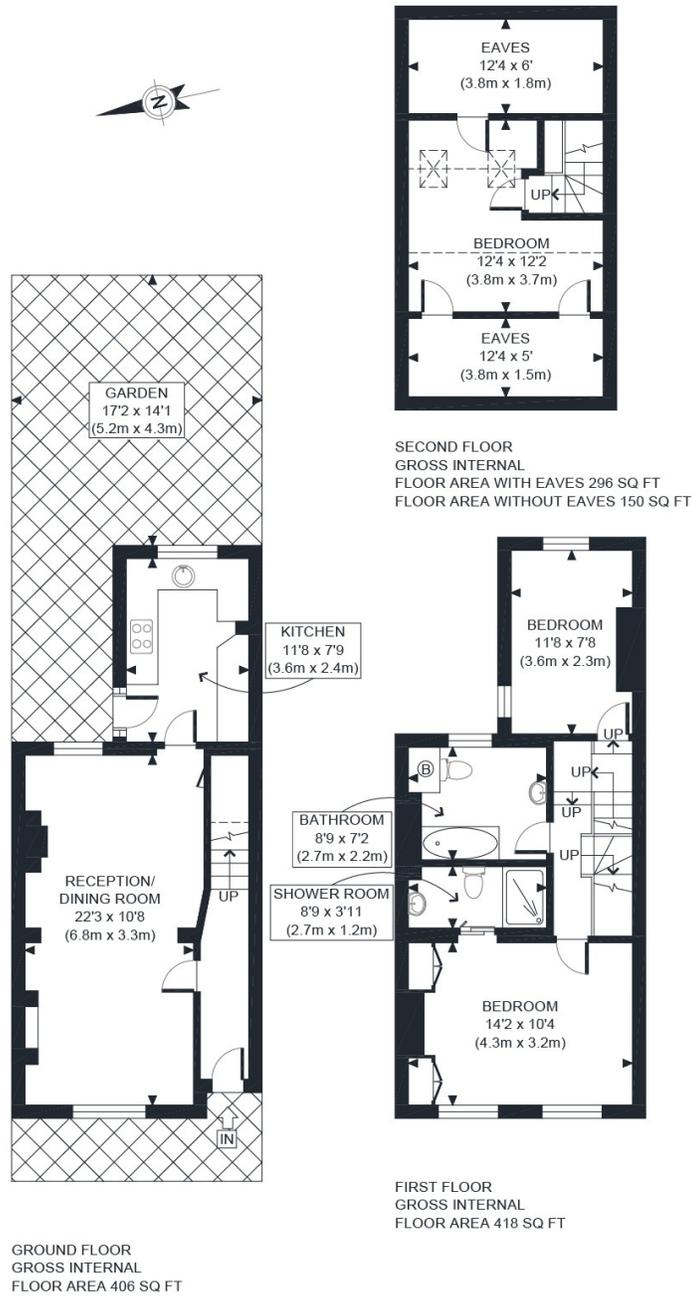
<https://www.winkworth.co.uk/sale/property/KQP200549>

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		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



<p>APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1120 SQ FT / 104 SQM APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 974 SQ FT / 90 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</p>	Huxley St
	date 03/02/26