



Second Avenue, Queens Park, W10

£799,950 *Freehold*

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A charming and well presented, two double bedroom, Freehold Cottage offered in the sought after Queens Park conservation area.

KEY FEATURES

- FREEHOLD
- TWO DOUBLE BEDROOMS
- NO UPPER-CHAIN
- QUEENS PARK CONSERVATION AREA
- POTENTIAL TO EXTEND (STPP)
- CLOSE TO AMENITIES AND TRANSPORT LINKS



Kensal Rise & Queens Park

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DESCRIPTION

This is a lovely bright two double bedroom cottage comprises of a through reception and dining room, leading on to the kitchen. This is a great entertaining space. The kitchen offers ample storage and counter space, as well as space for all appliances (some of which can be included with the sale). The garden is East Facing, and accessible via French doors off the dining area.

Upstairs, there is a luxurious bathroom with bathtub and separate glass shower enclosure. Further, you will find two double bedrooms, with the principle bedroom benefitting from fitted wardrobes.

The house is offered with no upper chain, and has potential for extension (STPP) both on the ground floor side return and in to the loft space. There are many examples of properties that have completed similar works. Tenure: Freehold.





LOCATION

Second Avenue is ideally positioned for easy access to Queen's Park, Westbourne Park, and Kensal Rise with Portobello market and Golborne Road a short walk away via the footbridge over the canal on Harrow Road, as is Jaego's House - a member's club very popular with residents. The location provides convenient access to independent shops, coffee shops, parks, sport facilities, libraries, farmers market, gastropubs, and restaurants.

Transport wise, Second Avenue is close to both Queen's Park and Westbourne Park Tube stations serviced by the Bakerloo Line, Hammersmith & City, and Circle line as well as the London Overground to the City and beyond. The number 18 Bus along Harrow Road takes you directly to Euston and the 23, 28, and 36 services are a short walk.

MATERIAL INFO

Tenure: Freehold

Council Tax Band: D

EPC rating: D

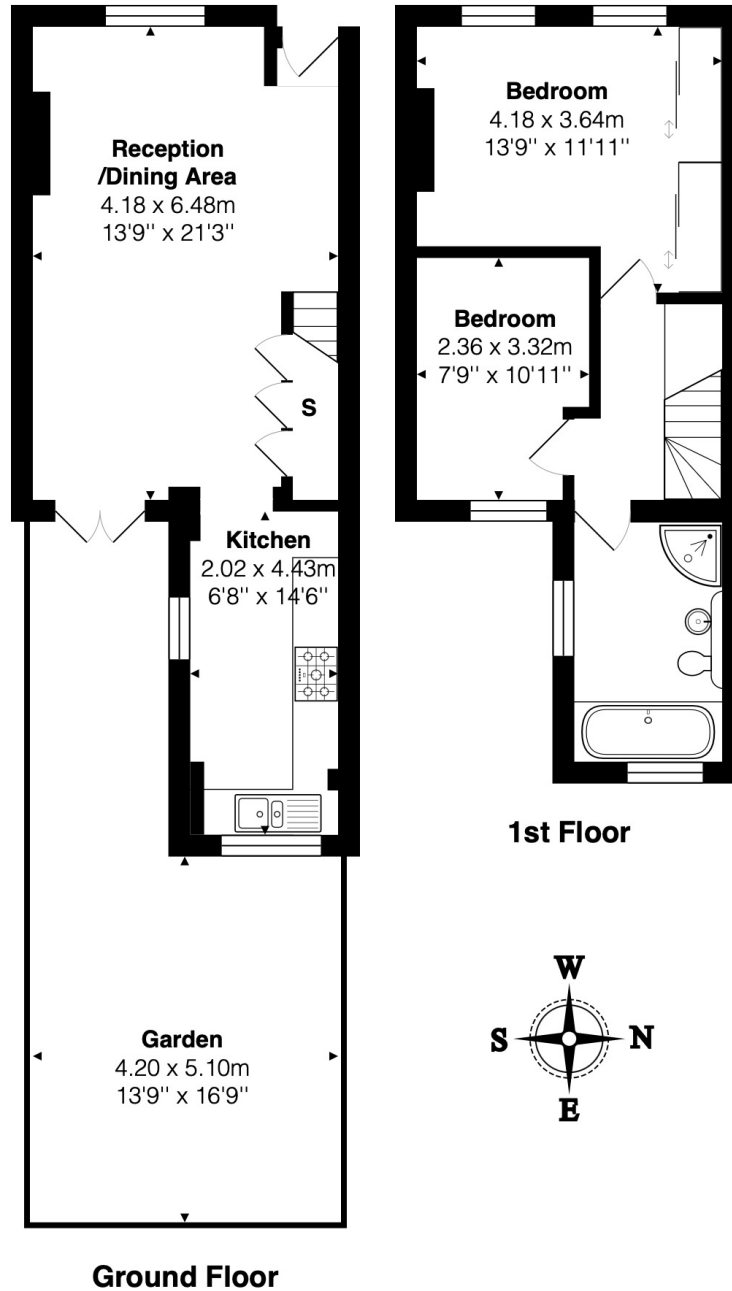
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



Total Area: 70.4 m² ... 757 ft² (excluding garden)
 All measurements are approximate and for display purposes only

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