



## Nutbourne Street, W10

£1,175,000 *Freehold*



A charming three-bedroom cottage in the highly sought-after area just south of Queen's Park, located on Nutbourne Street W10.

### KEY FEATURES

- 1121 SQ.FT
- THREE BEDROOMS
- PRIVATE GARDEN
- GREAT LOCATION
- CLOSE TO AMENITIES
- EN-SUITE SHOWER TO MASTER



Kensal Rise & Queens Park

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## DESCRIPTION

Nestled on the sought-after Nutbourne Street within the Queens Park Estate, this beautifully presented three-bedroom, two-bathroom railway worker's cottage offers a perfect blend of period charm and contemporary living.

Spanning 1,121 sq ft, the home has been thoughtfully re-imagined to create a bright and welcoming open-plan ground floor, seamlessly connecting the kitchen, dining and living areas, ideal for both everyday living and entertaining.

The space is stylish yet homely, enhanced by an abundance of natural light and a number of preserved original features that pay homage to the property's heritage.

Upstairs, the generous principal bedroom sits at the front of the home

and benefits from a modern en-suite shower room. Two further well-proportioned bedrooms are served by a beautifully finished family bathroom. The property is presented in excellent condition throughout, offering a turnkey opportunity for incoming buyers.

To the rear, a lovely private garden provides a peaceful outdoor retreat perfect for relaxing, dining al fresco or enjoying with family and friends.

With its characterful origins, considered layout and prime location within this highly regarded estate, this home presents a rare opportunity to acquire a truly special property moments from Queens Park's amenities, transport links and green spaces.







**LOCATION** Nutbourne Street offers the perfect balance of residential charm and urban convenience. The location is highly desirable for those seeking proximity to green space, excellent transport links and a thriving local lifestyle. Queens Park Station, serving both the Bakerloo line and London Overground, is within easy walking distance, providing swift access into Central London and beyond. The open green spaces of Queen's Park itself are also close by, offering beautiful gardens, sports facilities and a popular local farmers' market. Additional transport options include regular bus services along Kilburn Lane and the No. 18 from Harrow Road, offering a direct route to Euston. The location also provides effortless access to the vibrant neighbourhoods of Ladbroke Grove and Notting Hill, known for their eclectic mix of boutique shops, cafés and cultural attractions. Local amenities are in excellent supply, with both Chamberlayne Road and Salusbury Road just a short stroll away. Chamberlayne Road offers a fantastic selection of popular local spots, including Sacro Cuore Pizza for authentic Neapolitan pizza, Paradise by Way of Kensal Green for stylish dining and drinks, and Vera's Coffee Shop, a beloved community café perfect for coffee and brunch. Families are well served by the highly regarded Ark Franklin Primary Academy, further enhancing the appeal for those seeking a strong local school option.

## MATERIAL INFO

**Tenure:** Freehold

**Council Tax Band:** E

**EPC rating:** D

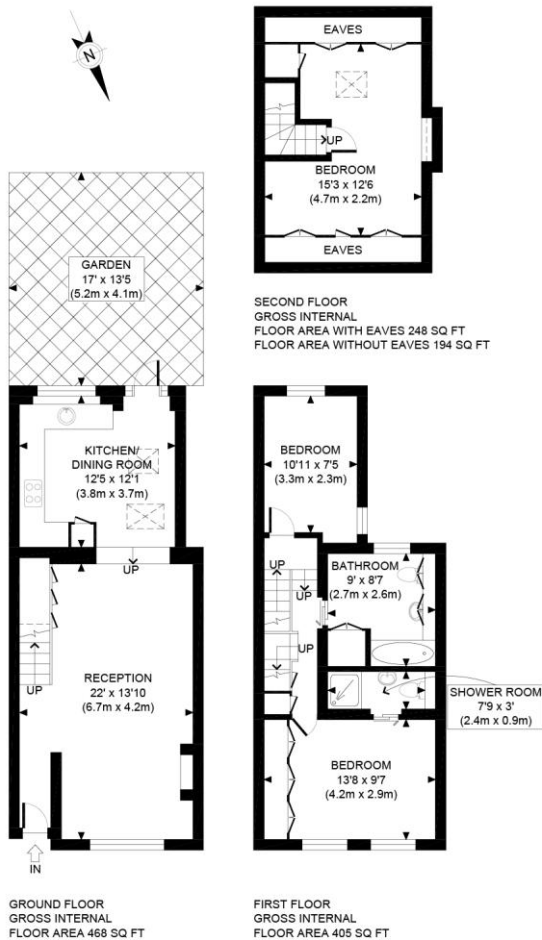
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



<p><b>APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1121 SQ FT / 104 SQM</b></p> <p><b>APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 1067 SQ FT / 99 SQM</b></p> <p><small>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</small></p>	<p>Nutbourne St</p> <p>date 12/11/25</p> <p>photoplan</p>
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