



Sixth Avenue, Queens Park, W10

£1,150,000 *Freehold*

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Immaculate and fully extended three double bedroom Victorian cottage located in the popular Queens Park Conservation area.

KEY FEATURES

- STUNNING FREEHOLD COTTAGE
- QUEENS PARK CONSERVATION AREA
- WESTMINSTER BOROUGH
- THREE DOUBLE BEDROOMS
- FULLY EXTENDED
- BRIGHT & AIRY THROUGHOUT



Kensal Rise & Queens Park

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DESCRIPTION

This lovely Victorian Cottage has been finished to an excellent standard by the current owners. The ground floor comprises of front lounge area with built in storage and Critall style glass to give a sense of space/openness, whilst still keeping privacy and separating the hallway. A clever design touch! The dining area has ample space for a 6-seater table, and similarly has the bespoke storage and log burner. Perfect for cosy evenings! The rear of the property has been extended in to the side return area which has made for a stunning kitchen with integrated appliances, and centre island with overhanging breakfast bar. This is a great entertaining

space, leading directly on to the garden via full width bi-fold doors. The garden is low maintenance with built in corner seating, storage and lighting. It is also a great sun trap, flooding the house with natural light. On the first floor is the fully tiled family bathroom suite, with separate bath tub and glass shower enclosure. A separate utility cupboard has plumbing for washing machine and dryer, as well as shelving for storage. The vaulted ceilings also give an extra sense of space. There are two spacious double bedrooms, with the principle bedroom benefitting from being the full width of the house. Finally, the loft has been fully converted and is now the third bedroom. Viewing of this lovely, bright and airy home comes highly recommended.





LOCATION

Sixth Avenue is a charming residential street in the heart of the Queen's Park area, offering a peaceful yet convenient location with easy access to Notting Hill just to the south. A short walk away, Queens Park Station provides excellent transport links via the Bakerloo Line and Overground, making commuting across London effortless. Nearby, there is an array of local amenities, including popular spots like The Parlor Pub, The Whippet, and Ida - a famous family owned Italian restaurant. Families will appreciate the proximity to Ark Franklin Primary School, a well-regarded school offering excellent educational facilities. Additionally, Portobello market and Golborne Road are also a short walk away and Jaego's house members club has been a recent addition popular with local residents.

MATERIAL INFO

Tenure: Freehold

Council Tax Band: E

EPC rating: D

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



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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		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 103.5 m² ... 1114 ft² (excluding garden)

All measurements are approximate and for display purposes only

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