



MARNE STREET, QUEENS PARK, W10  
**£1,100,000 FREEHOLD**

**A UNIQUE, METICULOUSLY FINISHED, THREE DOUBLE  
BEDROOM, FULLY EXTENDED VICTORIAN COTTAGE WITH  
TWO SEPARATE PRIVATE OUTSIDE SPACES.**

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**LOCATION:**

Marne Street is a sought after road within the Queens Park Avenues. It is conveniently located for transport links at Queens Park Station on the Bakerloo and Overground lines, as well as Kensal Rise Overground Station. Regular Buses along Kilburn Lane or No. 18 on Harrow Road to take you to Euston. The amenities of both Chamberlayne Road and Salusbury Road are also only a short walk away.





## DESCRIPTION:

An opportunity to purchase a rarely available property in the popular Queens Park Avenues. Being an end of terrace house, this particular home offers a unique layout to the conventional mid-terrace properties and two separate outside spaces.

The ground floor comprises of a double reception and dining room, with access on to a private courtyard. The kitchen has been extended with vaulted ceilings and skylights, flooding the area with natural light. The kitchen is a modern with high quality integrated appliances and underfloor heating. This is also a great entertaining space, with bi-fold doors leading on to the second private courtyard, and direct side access to the street (ideal for bicycles, storage etc.). Additionally, there is a guest w/c and utility room.

On the first floor, there are two spacious double bedrooms and main bathroom. The bathroom is tiled, with underfloor heating and a separate shower enclosure.

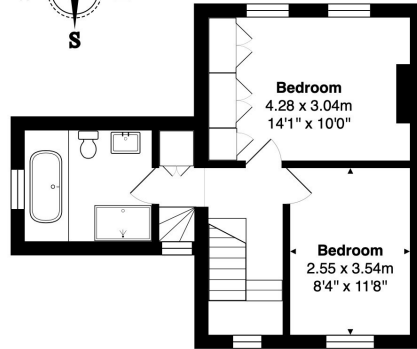
Finally, the loft space has also been converted to create the third double bedroom with ample eaves storage.

This property is immaculate throughout and not one to be missed.

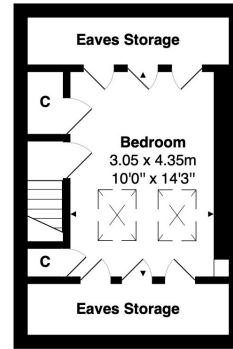
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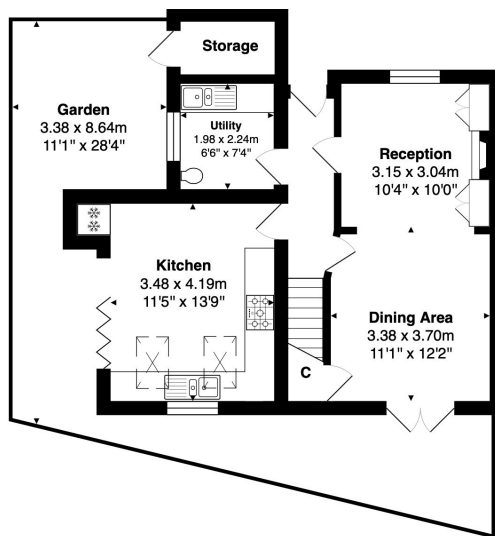
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1st Floor



2nd Floor



Ground Floor

Total Area: 120.3 m<sup>2</sup> ... 1295 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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