



Ilbert Street, W10

£480,000 *Freehold*



A lovely and characterful one double bedroom garden flat in the Queen Park Conservation area, perfectly nestled between Ladbroke Grove and Queens Park.

KEY FEATURES

- ONE DOUBLE BEDROOM
- FREEHOLD TITLE
- PERIOD FEATURES
- EXCELLENT CONDITION
- LOTS OF CHARACTER
- PRIVATE GARDEN
- POTENTIAL TO EXTEND (STPP)



Kensal Rise & Queens Park

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DESCRIPTION

This wonderful ground floor flat is set within a stunning period conversion and comprises of a spacious front reception room with Sash bay window and bespoke window seat and storage to the alcoves.

The bedroom is a spacious double with built in wardrobes and high ceilings. As the bedroom is located to the middle of the property, it looks directly on to the private garden.

To the rear of the property is a large eat in kitchen, providing direct access on to the private garden. Further to the rear is a stylish and tiled three piece bathroom suite.

Finally, the garden is completely private, with a raised patio and side return area. It is generally a low maintenance garden with raised

borders for plants. There is also further potential to extend the property to create a second bedroom (STPP & consents), similar to other properties in the immediate area.

Viewing of this stunning property comes highly recommended.





LOCATION

Ilbert Street is ideally located between Ladbroke Grove, Queens Park and Kensal Rise. Queens Park itself is less than 1/2 a mile from the property or it's always nice to take a walk along the Grand Union canal just to the South, which connects you to Golborne Road and Portobello.

Jaego's House is also recent hotspot with local residents. Transport links are also great with the No.18 bus on Harrow Road taking you to Euston, or the Tube & Overground at Queens Park Station

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



<https://www.winkworth.co.uk/sale/property/KQP250183>

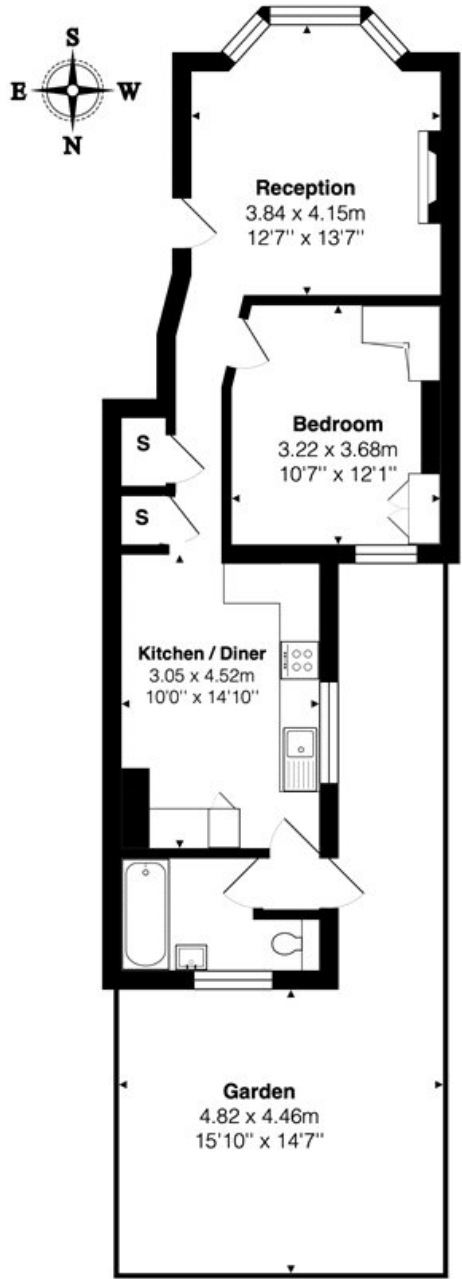
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Freehold

Council Tax Band: C (Westminster)

EPC rating: D



Ground Floor

Total Area: 51.9 m² ... 559 ft² (excluding garden)

All measurements are approximate and for display purposes only

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