



ILBERT STREET, LONDON, W10
£850,000 FREEHOLD

A LOVELY EXAMPLE OF A PERIOD FREEHOLD VICTORIAN COTTAGE IN THE QUEENS PARK CONSERVATION AREA WITH POTENTIAL FOR EXTENSION.

Kensal & Queens Park | 0208 960 4947 | kensalrise@winkworth.co.uk





LOCATION:

Ilbert Street is ideally positioned for easy access to Queen's Park and Kensal Rise, as well as Portobello and Golborne Road. Here you will find an array of local amenities such as shops, delicatessens, restaurants, parks & GastroPubs. Jaego's House is also popular addition amongst local residents. Transport wise, Queen's Park Tube station is closest for access to the Bakerloo Line and London Overground, with Westbourne Park Station also being within walking distance.



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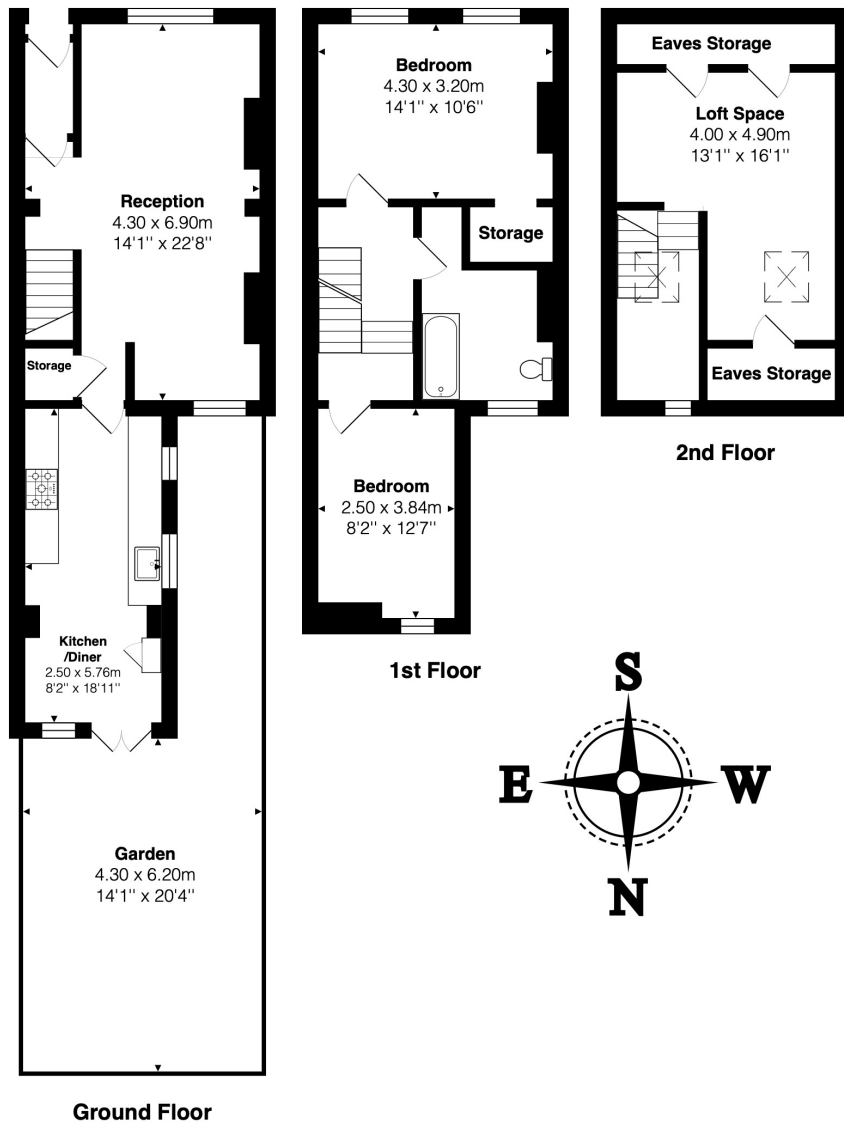
DESCRIPTION:

A lovely example of a period Victorian cottage in the ever popular Queens Park Avenue's. This particular home has two spacious double bedrooms on the first floor, whilst further benefitting from the loft space being converted with multiple skylights and further eaves storage– this space is currently being used as a third room. The main bathroom is a large three piece suite.

The ground floor has a 23ft double reception and dining room with high ceilings and original stripped wood floors. This leads on to the kitchen and breakfast room, which provides direct access via French doors to the garden.

This property can benefit overall from a new owner to add their own personal touch to it, as well as extend on the ground floor to create additional square footage and a large open plan/entertaining area.

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Total Area: 105.4 m² ... 1134 ft² (excluding garden, eaves storage)
 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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