



Ilbert Street, Queens Park, W10.

£1,125,000 *Freehold*

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A lovely and charming four bedroom cottage in this ever popular conservation area, just to the south of Queens Park in the 'Queens Park Avenues'.

KEY FEATURES

- FOUR BEDROOMS
- FREEHOLD
- PERIOD VICTORIAN COTTAGE
- LOTS OF CHARACTER
- LOFT BEDROOM WITH EN-SUITE
- TWO BATHROOMS + GUEST WC
- UTILITY ROOM



Kensal Rise & Queens Park

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for every step...

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DESCRIPTION

This charming four-bedroom, two bathroom cottage dates back to the 1880s and is brimming with period character and charm. From a stunning exterior, original stripped wood floors, and decorative detailing throughout, this home is a true nod to its Victorian heritage - and was renovated and architect re-designed last year.

The well-proportioned interior has a through reception and dining room with double doors to separate off the space if required. There is a log burner and built in shelving to the alcoves and architrave. Direct access leads you to the garden via French doors. The kitchen offers a functional space with ample counter and cupboard space, with additional access to the garden. A guest WC and utility room off the kitchen is helpful for family life. The garden has been designed for ease of maintenance, with decked area, and raised beds to the sides. Upstairs, the first floor includes three bedrooms - one being the principle bedroom to the front (currently being used as a second living space), a double bedroom with vaulted ceilings overlooking the gardens to the rear, and a single bedroom - ideal as a nursery or home office. The family bathroom is a three piece tiled suite with underfloor

heating, heated towel rail and storage cupboard. The well designed hallway really opens up the space by completely vaulting the ceiling, with staircase leading to the loft bedroom.

The cleverly converted loft space is now the fourth bedroom with en-suite shower room, also with underfloor heating.

Due to the position of the house, the garden is not overlooked with open views from any of the rooms looking out from the rear of the house.

Finally, the property has potential to extend in to the side return area (STPP) to create a large open area. There are many examples of cottages that have done similar works. Perfect for those who wish to continue to grow in to the home in future without the worry of having to move.

Ideal for those seeking character, future potential and a welcoming home with soul, this is a rare find that's not to be missed.





LOCATION

Ilbert Street is ideally located between Ladbrooke 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, Portobello Road and Notting Hill. Jaego's House is a popular members club with local residents. The Sainsbury's supermarket is also within easy reach, with the No.18 bus along Harrow Road connecting you to other parts of London, such as Euston.

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



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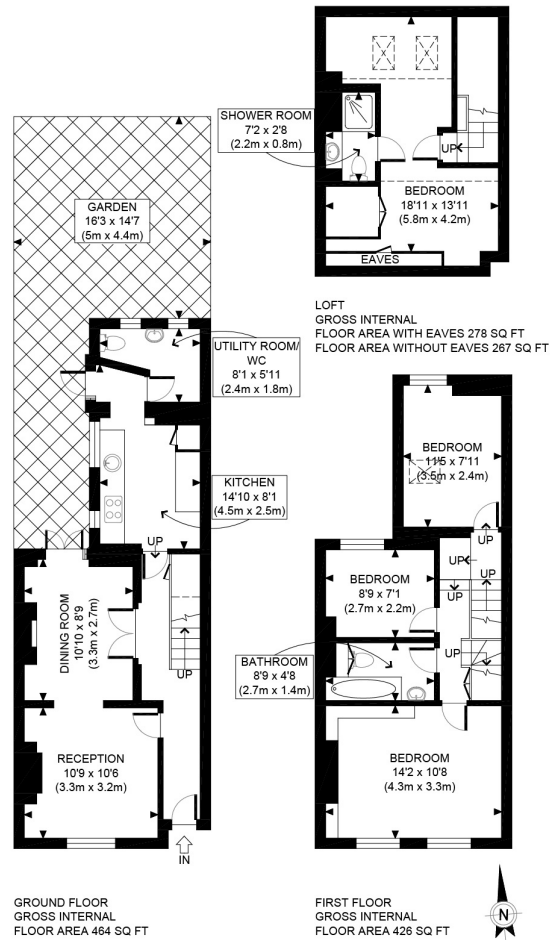
MATERIAL INFO

Tenure: Freehold

Council Tax Band: E

EPC rating: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1168 SQ FT / 109 SQM APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 1157 SQ FT / 107 SQM 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	
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