



KILRAVOCK STREET, LONDON, W10

**£840,000 FREEHOLD**

**A FANTASTIC EXAMPLE OF A PERIOD FREEHOLD VICTORIAN COTTAGE IN THE QUEENS PARK CONSERVATION AREA WITH POTENTIAL FOR EXTENSION, IDEALLY SITUATED ON KILRAVOCK STREET IN THE AVENUES.**

Kensal & Queens Park | 0208 960 4947 | [kensalrise@winkworth.co.uk](mailto:kensalrise@winkworth.co.uk)





## LOCATION:

Kilravock Street is ideally positioned for easy access to both Queen's Park and Kensal Rise, providing convenient access to local amenities such as shops, restaurants, parks & gastro Pubs. Portobello market and Golborne Road are also a short walk away. Transport wise, Queen's Park Tube station is closest for access to the Bakerloo Line and London Overground. Jaego's House is also a very popular members club with local residents.



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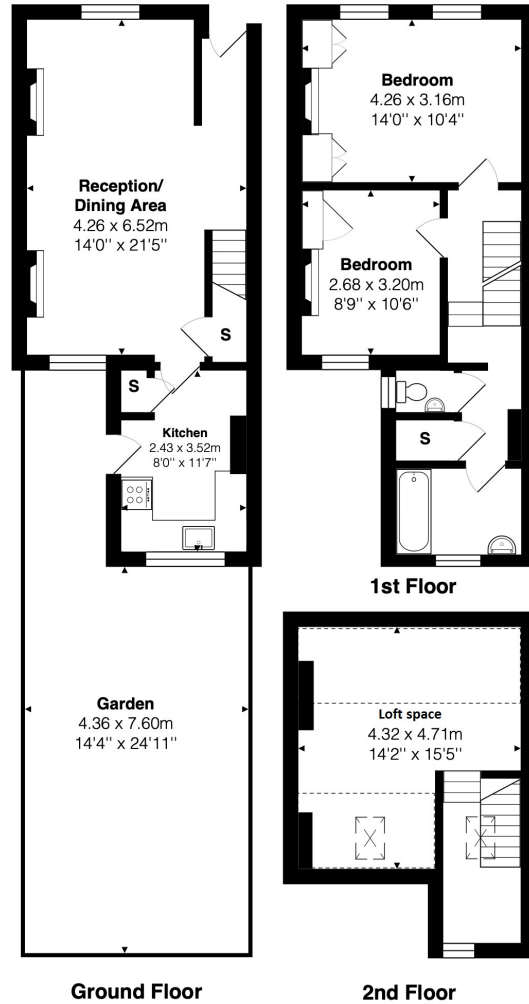
## DESCRIPTION:

This lovely cottage has a great layout with two bedrooms on the first floor, a family bathroom and a loft conversion which can be used as the third room, or perfect as an office space.

The ground floor has been opened up with a double reception and dining room with beautiful feature fire places and stripped wood floors. The kitchen is located to the back of the property, providing direct access to the 25ft garden.

The property has potential to extend (STPP) and is offered to the market freehold with no upper chain.

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Total Area: 96.5 m<sup>2</sup> ... 1038 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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