



Fifth Avenue, Queens Park, W10

£419,950 Leasehold



A lovely one double bedroom first floor flat in the Queens Park Conservation area, ideally located between Ladbroke Grove and Queens Park.

KEY FEATURES

- FIRST FLOOR FLAT
- PERIOD FEATURES
- 589 SQFT
- QUEENS PARK CONSERVATION AREA
- SHORT WALK TO QUEENS PARK STATION
- CLOSE TO GOLBORNE ROAD & PORTOBELLO ROAD



Kensal Rise & Queens Park

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DESCRIPTION

A beautiful one bedroom, first floor apartment spread over the top floor of a corner cottage in the pretty Queens Park Conservation Area. The flat comprises of a spacious, full width front reception room with beautiful feature fire place.

The bedroom is a spacious double room and located to the middle of the property with the benefit of built in wardrobes and window looking down on to the rear gardens.

To the rear of the property is the kitchen with ample storage and counter space, as well as room for a breakfast/dining table. Finally, the bathroom is a three-piece tiled suite.

There is no upper chain, and viewing therefore comes highly recommended.





LOCATION

Fifth Avenue is ideally located between Ladbroke Grove, Queens Park and Kensal Rise. Queens Park itself is approx 0.5 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 Road. Transport links are also great with bus links along Harrow Road or the Bakerloo Line and Overground at Queens Park Station.

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



<https://www.winkworth.co.uk/sale/property/KQP250535>

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: Leasehold

Term: 95 year and 0 months

Service Charge: £172.11 per annum

Ground Rent: £ 5 Annually (subject to increase)

Council Tax Band: C

EPC rating: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100)		
(81-91)	A	
(69-80)	B	
(55-68)	C	
(39-54)	D	
(21-30)	E	
(1-20)	F	
Not energy efficient - higher running costs (1-20)	G	
EU Directive 2002/91/EC		
England, Scotland & Wales		



APPROX. GROSS INTERNAL FLOOR AREA 569 SQ FT / 55 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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