



KILRAVOCK STREET, LONDON, W10
£1,150,000 FREEHOLD

IMMACULATE AND EXTENDED TWO DOUBLE BEDROOM VICTORIAN COTTAGE WITH ADDITIONAL LOFT SPACE CONVERSION, SOUTH FACING GARDEN, AND LOCATED IN THE POPULAR QUEENS PARK AVENUES.

Kensal Rise & Queens Park | 0208 960 4947 | 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, delicatessens, 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.





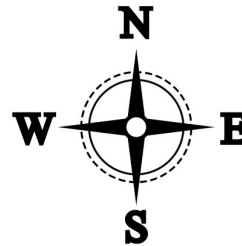
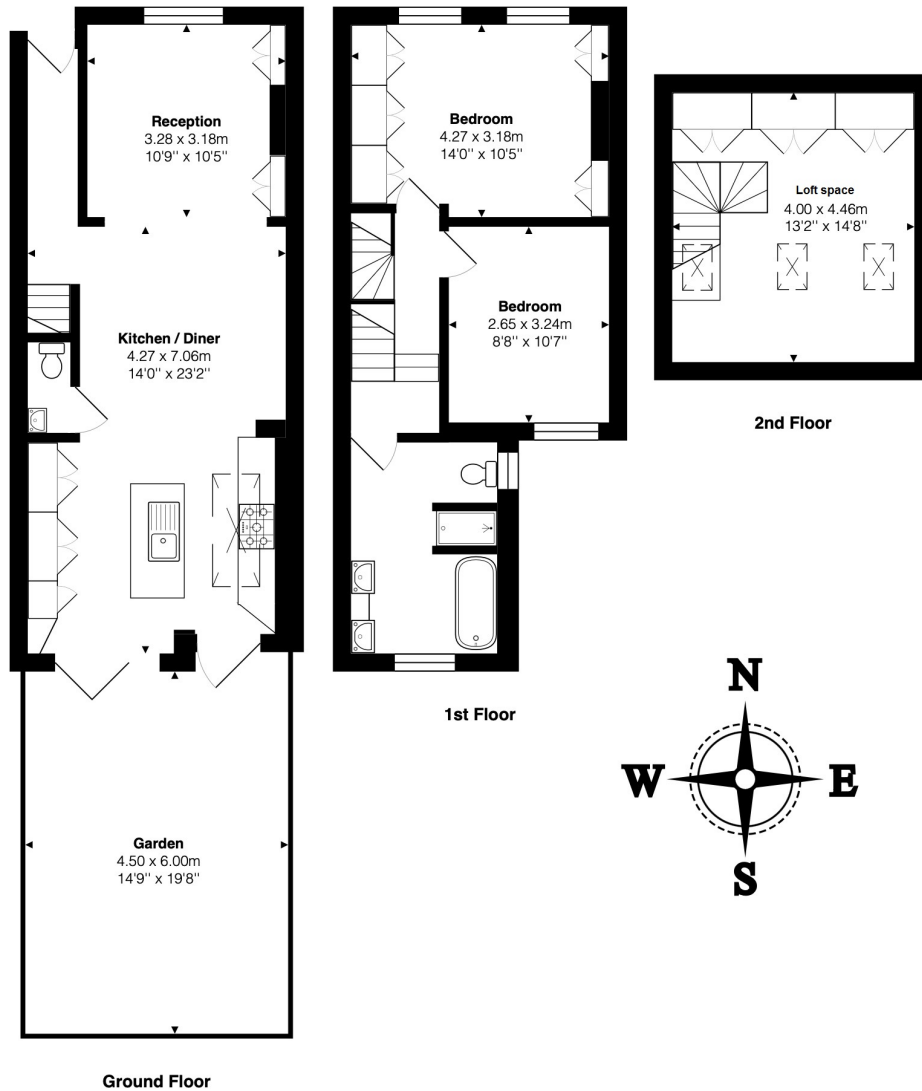
DESCRIPTION:

This lovely Victorian Cottage has been finished to an excellent standard by the current owners. The ground floor has been extended and comprises of an entirely open reception and dining area, leading on to the kitchen. The kitchen is of classic style with exposed brick wall, integrated appliances, hot tap, and centre island with overhanging breakfast bar. This entire area is a great entertaining space, leading directly on to the garden via bi-fold doors. The garden is south facing, and therefore a great sun trap all day, flooding the open plan area with natural light. The entire ground floor also benefits from underfloor heating, including the guest WC under the stairs.

On the first floor is the family bathroom, with separate roll top bath tub, shower enclosure, and double basins. Similar to the ground floor, the bathroom also has underfloor heating.

There are two spacious double bedrooms, with the principle bedroom benefitting from fitted wardrobes. The second bedroom has the chimney removed offering extra space and flexibility of layout. Finally, the loft has been fully converted for use as an additional room, with the added benefit of fitted cupboards.





Total Area: 97.9 m² ... 1054 ft² (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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