



KILBURN LANE, QUEENS PARK, LONDON, W10  
**£635,000 SHARE OF FREEHOLD**

**A BRIGHT AND AIRY TWO BEDROOM SPLIT LEVEL FLAT, WITH PRIVATE SOUTH FACING ROOF TERRACE OFFERED IN EXCELLENT CONDITION AND A SHORT WALK FROM QUEENS PARK.**

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

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## LOCATION:

Kilburn Lane is ideally positioned for easy access to both Queen's Park and Kensal Rise, providing convenient access to local amenities such as independent shops, restaurants and parks. Transport wise, Queen's Park station is closest for access to the Bakerloo Line and London Overground, as well as local bus routes to Euston and Maida Vale. Jaego's House is also a very popular members club with local residents.





## DESCRIPTION:

We are pleased to offer this incredibly bright and airy flat, comprising of a 17ft long reception room with bespoke joinery, and large French doors opening up on to a private south facing roof terrace. This is wonderful entertaining space and great sun trap. The kitchen is separate and located to the front of the property. It is modern with integrated appliances and ample space for a 6-seater dining table. This makes for an additional entertaining space to the reception room – perfect for hosting with family and friends. The bathroom is a tiled three piece suite with modern fittings. Finally, the bedrooms are both doubles, with the principle bedroom on the top floor. The open staircase with skylights allows for plenty of light to flood the flat, leading you up to a landing which can be used as a dressing area or study. The bedroom has eaves storage on both sides, as well as large skylights.

This is a stunning flat with early viewing highly recommended.

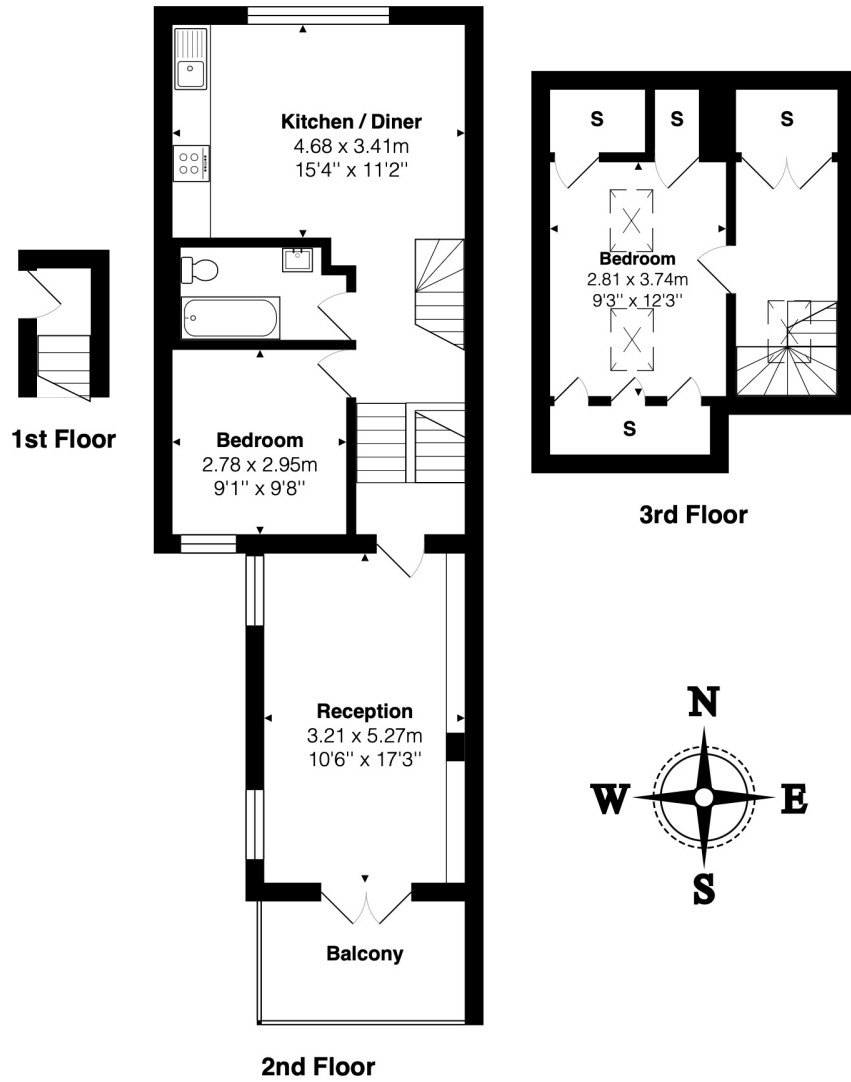
TENURE: SHARE OF FREEHOLD

COUNCIL TAX: Westminster (Band B)

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Total Area: 81.9 m<sup>2</sup> ... 881 ft<sup>2</sup> (excluding balcony)

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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