



NUTBOURNE STREET, LONDON, W10  
**£850,000 FREEHOLD**

**WINKWORTH ARE PLEASED TO PRESENT TO MARKET THIS LOVELY AND FULLY RENOVATED AND EXTENDED THREE BEDROOM, FREEHOLD COTTAGE WITH SOUTH FACING GARDEN, PERFECTLY SITUATED ON NUTBOURNE STREET IN THE QUEENS PARK CONSERVATION AREA.**

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







## LOCATION:

Nutbourne Street is conveniently located for transport links at Queens Park on the Bakerloo and Overground lines, as well as regular buses along Kilburn Lane or the No. 18 on Harrow Road to take you straight to Euston. The amenities of both Chamberlayne Road and Salusbury Road are also only a short walk away, as well as the popular Jaego's House on Harrow Road.







## DESCRIPTION:

This lovely and fully extended three bedroom freehold cottage is offered in excellent condition throughout following a complete renovation. Accommodation comprises of a completely open plan ground floor, with modern kitchen to the front and integrated appliances with island with breakfast bar, separate dining area, and reception room to the back with Crittal doors opening up on to the private garden. This is a great entertaining space and hub of the home. The addition of a large skylight provides an abundance of natural light and a sense of space. The south facing garden is also great sun trap.

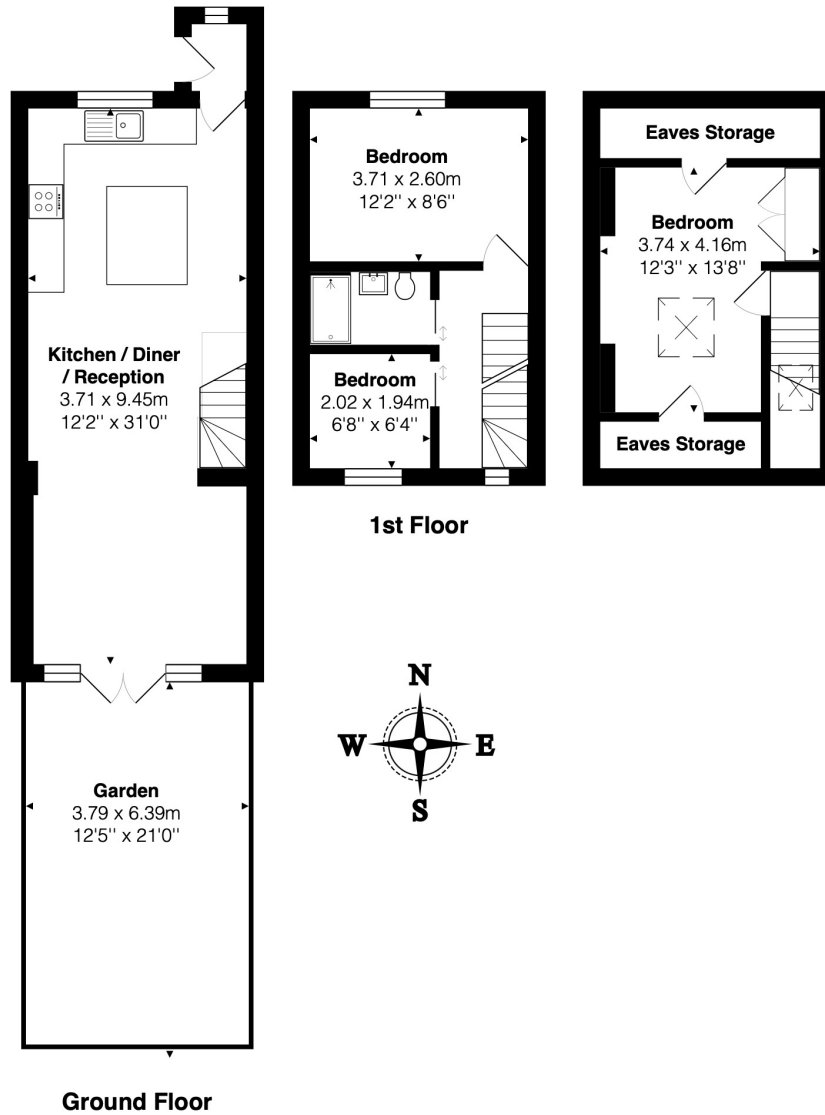
On the first floor is the principle bedroom, an elegant three-piece tiled shower room, with underfloor heating. There is an additional small bedroom, perfect as a nursery or office space for those who work from home.

Finally, the loft space is converted to create the third bedroom.

There is also ample eaves storage.

Viewing of this lovely home comes highly recommended.

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Total Area: 81.7 m<sup>2</sup> ... 879 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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