



PEACH ROAD, QUEENS PARK, LONDON, W10  
**£950,000 FREEHOLD**

**A WELL PRESENTED, TWO DOUBLE BEDROOM EXTENDED  
FREEHOLD COTTAGE, OFFERED IN THE SOUGHT AFTER  
LOCATION, PEACH ROAD.**

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**LOCATION:**

Peach Road 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.





## DESCRIPTION:

This is a lovely two double bedroom cottage offered with no upper-chain. The ground floor comprises of a formal front reception, which can easily be opened up to make a double reception room and dining area as it has been previously. The kitchen is modern with integrated appliances and ample counter space. As the side return is extended at full height with skylight, it makes for a large kitchen and seating area, opening up on the garden - this is a great entertaining space. The garden is mainly lawned with planters around the edges and is a lovely suntrap.

Upstairs, there is a spacious and fully tiled bathroom with free-standing bath tub and separate glass shower enclosure. Further, you will find two generously sized double bedrooms.

The house is offered with no upper chain, and has potential for further extension in to the loft space (STPP) to create a third bedroom.

This conversion has been done to a number of properties in the road, as well as neighbouring.

Viewing comes highly recommended.

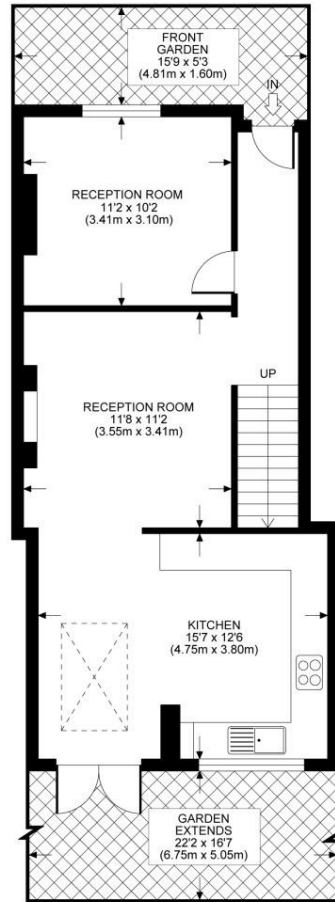
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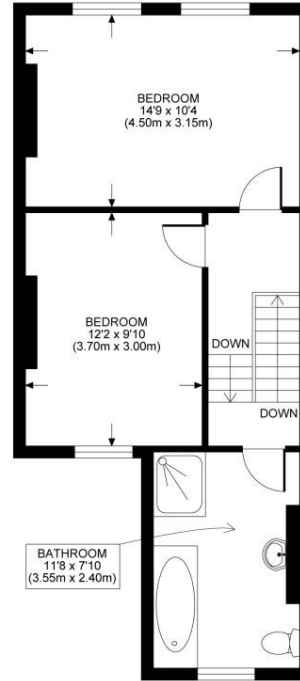
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PEACH ROAD, W10

TOTAL APPROX. FLOOR PLAN AREA 949 SQ.FT. (88 SQ.M.)



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 518 SQ. FT.

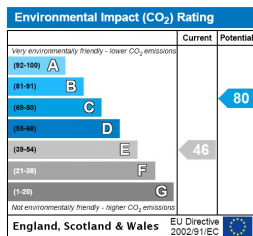
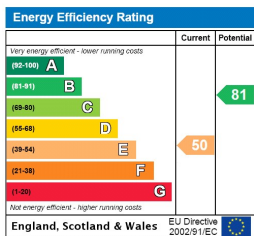


FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 431 SQ. FT.



All measurements walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zentuvo  
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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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