



ILBERT STREET, QUEENS PARK, LONDON, W10
£500,000 FREEHOLD

**A LOVELY AND CHARACTERFUL ONE DOUBLE BEDROOM GARDEN
FLAT IN THE QUEEN PARK CONSERVATION AREA, PERFECTLY NESTLED
BETWEEN LADBROKE GROVE AND QUEENS PARK.**

Kensal Rise & Queens Park | 0208 960 4947 | kensalrise@winkworth.co.uk





LOCATION:

Ilbert Street is ideally located between Ladbrooke Grove, Queens Park and Kensal Rise. Queens Park itself is less than 1/2 a 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. Jaego's House is also recent hotspot with local residents. Transport links are also great with the No.18 bus on Harrow Road taking you to Euston, or the Tube & Overground at Queens Park Station.





DESCRIPTION:

This wonderful ground floor flat is set within a stunning period conversion and comprises of a spacious front reception room with Sash bay window and bespoke window seat and storage to the alcoves. The bedroom is a spacious double with built in wardrobes and high ceilings. As the bedroom is located to the middle of the property, it looks directly on to the private garden. To the rear of the property is a large eat in kitchen, providing direct access on to the private garden. Further to the rear is a stylish and tiled three piece bathroom suite. Finally, the garden is completely private, with a raised patio and side return area. It is generally a low maintenance garden with raised borders for plants. There is also further potential to extend the property to create a second bedroom (STPP & consents), similar to other properties in the immediate area.

Viewing of this stunning property comes highly recommended.





Ground Floor

Total Area: 51.9 m² ... 559 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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