



## Peach Road, W10

£1,150,000 *Freehold*



A lovely, bright and airy cottage on Peach Road, one of the most sought after streets in this area, close to amenities and transport links.

### KEY FEATURES

- 1116 SQ. FT
- GREAT CONDITION
- LANDSCAPED GARDEN
- CLOSE TO AMENITIES
- AIR CONDITIONING
- TWO / THREE BEDROOMS



**Kensal Rise & Queens Park**

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## DESCRIPTION

Nestled in a sought-after location, this bright and airy railway workers cottage, originally built in 1879, beautifully combines period character with modern conveniences. Featuring two generously sized bedrooms, including a master with an en-suite shower room, this home offers both comfort and practicality. The spacious loft, currently used as a third bedroom, provides flexible living space for a growing family or work from home space.

The open-plan ground floor is perfect for contemporary living, with a seamless flow between the living, dining, and kitchen areas. A Quooker boiling tap and a high-end wine fridge elevate the kitchen space, while the property also benefits from air conditioning throughout, ensuring year-round comfort.

Additional standout features include a Nest thermostat, fibre optic

internet connection, and wired Ethernet cables to the bedrooms and office, ideal for modern connectivity needs. Recently renovated double-glazed windows throughout the house are in keeping with the original cottage style, ensuring energy efficiency while preserving the property's charm.

Outside, the private, landscaped garden provides a tranquil retreat, perfect for outdoor dining, gardening, or simply unwinding in peace. With its blend of period features, stylish modern updates, and an abundance of natural light, this delightful cottage offers a unique opportunity to enjoy a contemporary lifestyle in a charming, historic setting.







## LOCATION

Peach Road, W10, is a charming residential street in the heart of the Queen's Park area, offering a peaceful yet convenient location with easy access to Notting Hill just to the south. A short walk away, Queens Park Station provides excellent transport links via the Bakerloo Line and Overground, making commuting across London effortless.

Nearby Chamberlayne Road is home to a variety of local amenities, including popular spots like The Parlour Pub and The Whippet, both offering great food and a relaxed atmosphere. The road also boasts a selection of independent cafes, boutiques, and essential services, providing everything needed for day-to-day living. Families will appreciate the proximity to Ark Franklin Primary School, a well-regarded school offering excellent educational facilities. Additionally, the vibrant neighbourhood of Notting Hill, with its iconic Portobello Road Market, shops, and restaurants, is just a short distance away, enhancing the appeal of this area for those seeking both a quiet residential retreat and easy access to the best of London.

## MATERIAL INFO

**Tenure:** Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** E

**EPC rating:** C

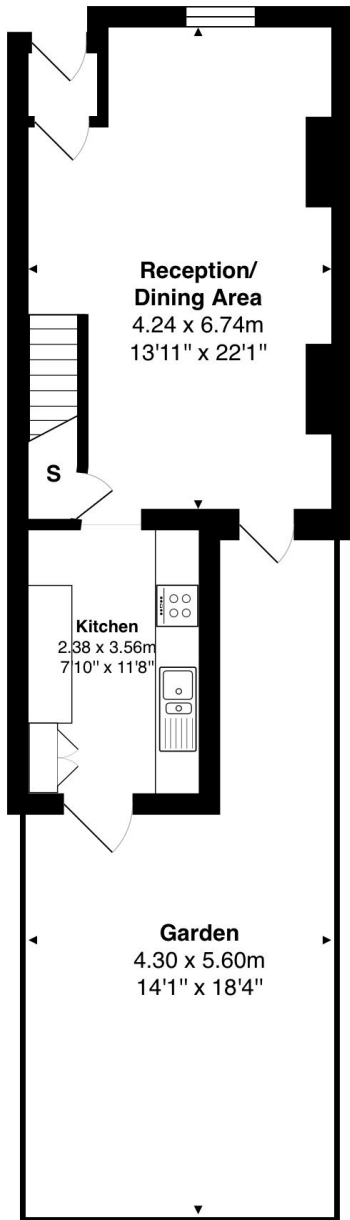
For more information, scan the QR code or visit the link below



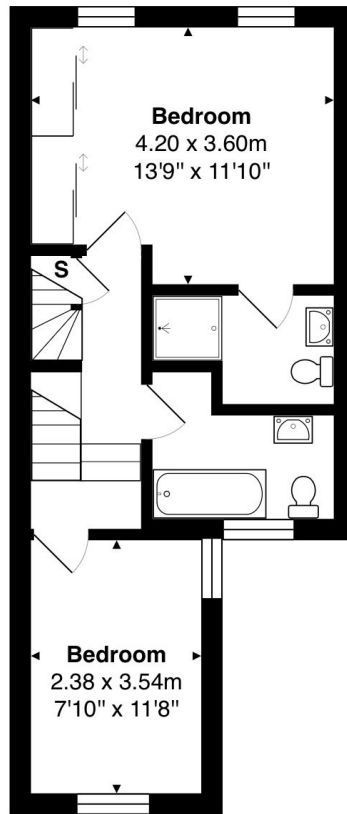
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

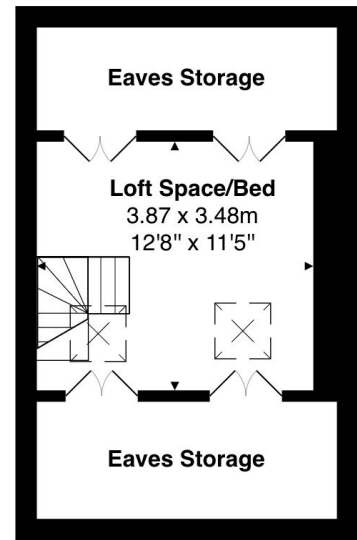
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92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



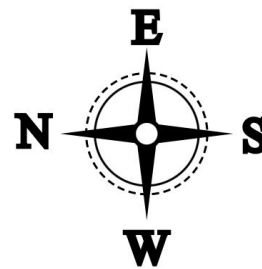
**Ground Floor**



**1st Floor**



**2nd Floor**



**Total Area: 103.7 m<sup>2</sup> ... 1116 ft<sup>2</sup> (excluding garden)**

All measurements are approximate and for display purposes only

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