



FIRST AVENUE, QUEENS PARK, LONDON, W10
£925,000 FREEHOLD

**A FANTASTIC EXAMPLE OF A PERIOD FREEHOLD VICTORIAN COTTAGE
IN THE QUEENS PARK CONSERVATION AREA WITH FURTHER
POTENTIAL FOR EXTENSION, IDEALLY SITUATED ON FIRST AVENUE.**

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





LOCATION:

First Avenue is in a great location just to the North of Notting Hill and South of Queens Park. Transport links are excellent with a short walk to either Westbourne Park on Hammersmith & City & Circle line or to Queens Park on the Bakerloo and Overground lines, as well as a regular No.18 bus service from Harrow Road that gets into Euston in around 15 minutes. The amenities of Portobello Road, Chamberlayne Road and Salusbury Road are also only a short walk away. Additionally, Jaego's House is popular amongst local residents.



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DESCRIPTION:

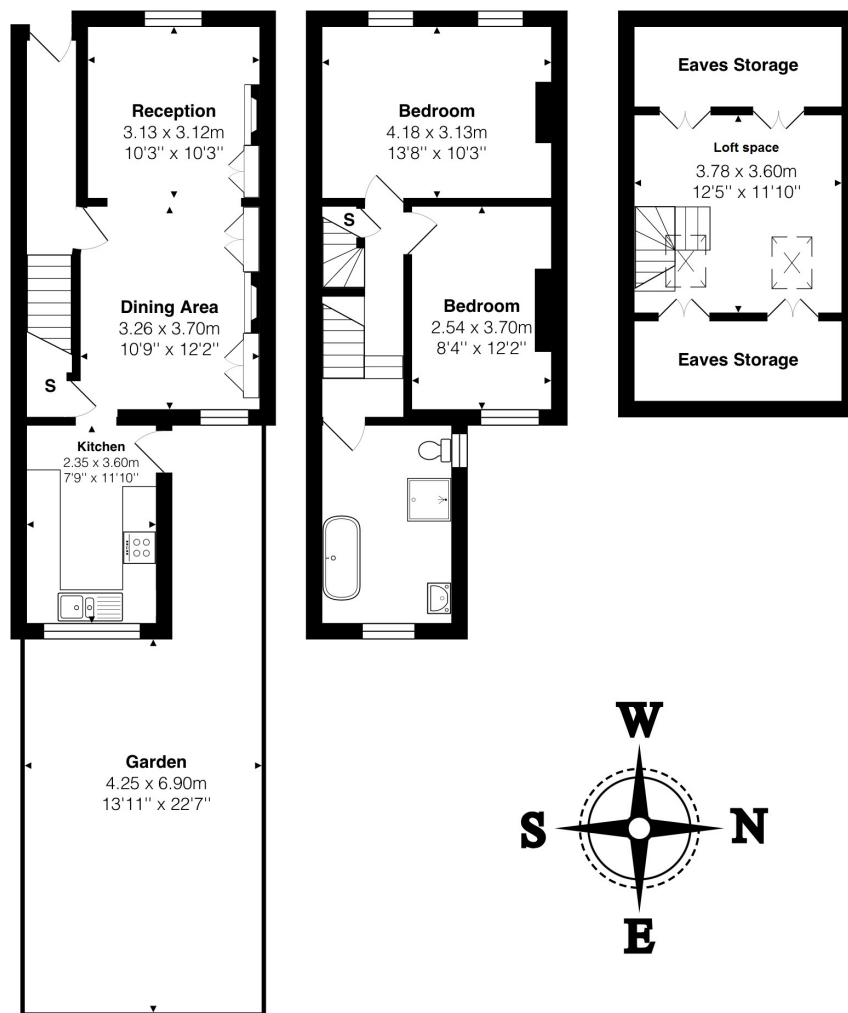
This lovely cottage has the ideal layout with two bedrooms on the first floor, a four piece family bathroom suite, and loft conversion which can be used as the third room, or perfect as an office space.

The ground floor has been opened up with a through reception and dining room with beautiful feature fire places and stripped wood floors. The kitchen is located to the back of the property with ample storage and stone countertops. The garden is accessible via the kitchen and is a low maintenance space with decking and planters.

To add further square footage in future, the property has potential to extend (STPP) in to the side return area, which will create a spacious open plan area to the entire ground floor.

TENURE: FREEHOLD.





Total Area: 102.6 m² ... 1105 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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