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**Fifth Avenue, Queens Park, London W10 4DS**  
**£975,000 - Freehold**



## PROPERTY DESCRIPTION

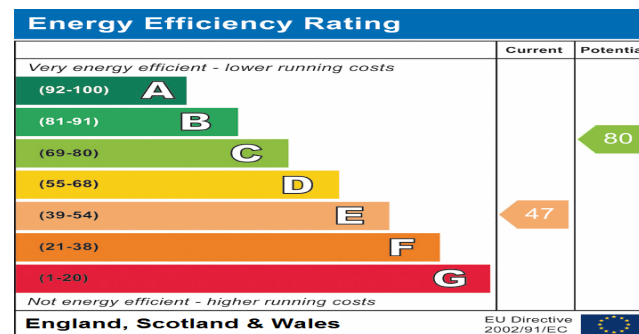
Located on the ever popular Queens Park Conservation Estate is this beautifully presented three double bedroom freehold Victorian cottage. The property is one of only a few in the area that is Grade 2 listed and boasts OPEN PLAN LIVING ROOM & DINING ROOM, SPACIOUS 25ft approx. KITCHEN BREAKFAST ROOM with double doors leading to a well designed and PRIVATE REAR GARDEN.

The first floor boasts NATURAL LIGHT with VIEWS OVERLOOKING THE NEIGHBOURING GARDENS rather than houses like many others in the area & THREE DOUBLE BEDROOMS, BATHROOM and staircase leading to STUDY ROOM in the loft space.

Fifth Avenue is a tree-lined road offering easy access to the beautiful open spaces of Queen's Park, and the shops, restaurants and cafes on both Chamberlayne Road and Salusbury Road. Fantastic transport links with numerous bus services into Central London and Queen's Park (Bakerloo line & Overground), Kensal Rise (Overground) and Kensal Green (Bakerloo & Overground) all close by.

## POINTS OF INTEREST

- THREE BEDROOMS + LOFT ROOM
- TERRACED COTTAGE
- QUEENS PARK CONSERVATION ESTATE
- WELL PRESENTED
- GREAT LOCATION
- OPEN PLAN DOUBLE RECEPTION ROOM
- GRADE 2 LISTED
- VIEWING ADVISED



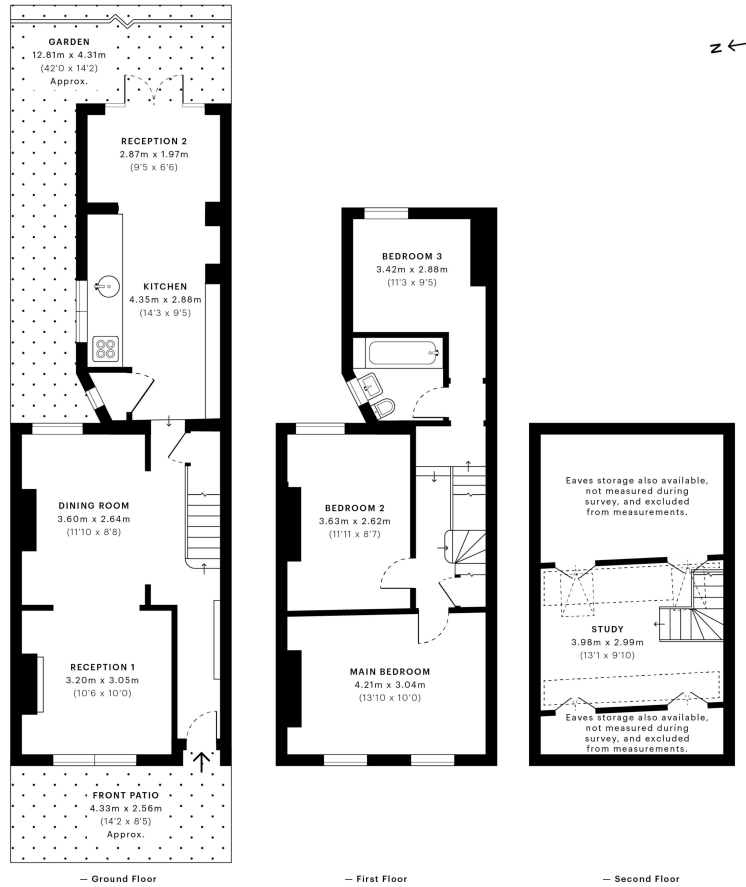


Fifth Avenue, W10

CAPTURE DATE 09/01/2023 LASER SCAN POINTS 82,241,537

GROSS INTERNAL AREA

100.08 sqm / 1077.25 sqft



**GROSS INTERNAL AREA (GIA)**  
The interior of the property  
100.08 sqm / 1077.25 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and structural features  
Includes mezzanine, restricted head height  
90.84 sqm / 977.79 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited open areas under 2.0m  
4.28 sqm / 45.94 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

PMR 3B RESIDENTIAL: 98.21 sqm / 1059.60 sqft  
PMR 3C RESIDENTIAL: 91.26 sqm / 982.66 sqft

SPEC ID: 563b6f250c676120dcd284fe5