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**Kilburn Lane, Queens Park, LONDON W10 4AS  
£850,000 - Freehold**



## PROPERTY DESCRIPTION

NO UPPER CHAIN...

A BRIGHT & SPACIOUS end terraced cottage located on the ever popular Queens Park Conservation Estate.

The property is flooded with lots of natural light from the tall and expansive glazed windows, located on the corner of the road and boasts OPEN PLAN LIVING ROOM, KITCHEN DINING ROOM with doors leading to sole use of a secluded rear garden.

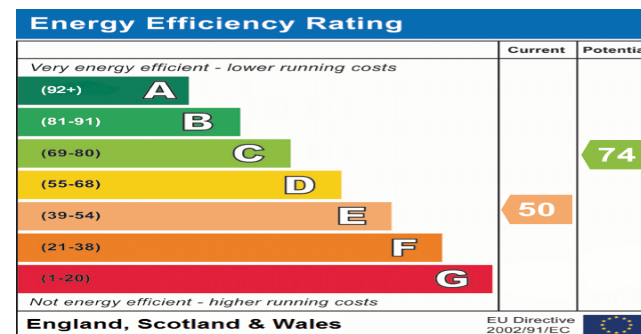
The first floor of the property offers TWO GOOD SIZE BEDROOMS and a MODERN BATHROOM with freestanding oval bath and good size walk-in shower. The property is generally well presented although in some parts updating is required.

Kilburn Lane is centrally located with a number of different bus services close by and is also within easy access to Queens Park Bakerloo and Overground station. A number of shops, bars and restaurants can be found on both popular Portobello Road and Chamberlayne Road which is also with close proximity.

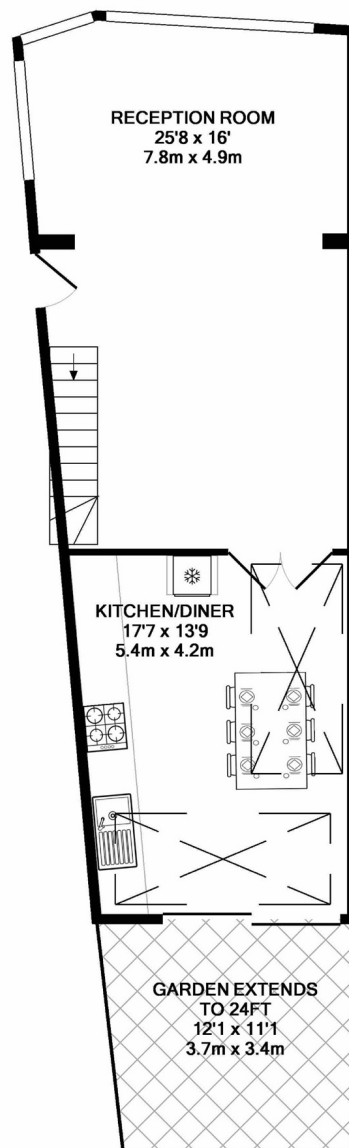
The beautiful open spaces of Queens Park are only moments away.

## POINTS OF INTEREST

- TWO BEDROOMS
- END TERRACED COTTAGE
- POPULAR QUEENS PARK ESTATE
- GREAT LOCATION
- EASY ACCESS TO BAKERLOO LINE STATION
- OPEN PLAN LIVING AREA
- EAT IN KITCHEN DINING ROOM
- SOLE USE OF REAR GARDEN







GROUND FLOOR  
APPROX. FLOOR  
AREA 608 SQ.FT.  
(56.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 462 SQ.FT.  
(42.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1070 SQ.FT. (99.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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