



Ilbert Street, W10

Freehold - £1,100,000

Nestled within the Queens Park Estate this 19th Century architecturally designed 4 bedroom cottage has been meticulously designed with an abundance of natural light offering 1205 sq ft.

Upon entering the cottage you are met with the original stripped wooden floors, ceiling mouldings and the beautiful balustrated staircase. The intercommunicating reception rooms have high ceilings and provide an area to dine looking out onto the garden. To the front of the house there is a stylish living area to watch TV and entertain. Externally, there is a mature rear garden with plenty of privacy due to the property's position. The First Floor has three bedrooms, one of which has vaulted ceilings and sky light. The loft conversion is accessed via a double height landing and benefits from a large bedroom with generous ceiling height and en suite shower room, and rooflights providing a view along the gardens to the rear.

Ilbert Street is ideally positioned for easy access to both Queen's Park and Kensal Rise, providing convenient access to local amenities such as shops, restaurants, parks & gastro Pubs. The wide-open spaces of Queen's Park itself are also within easy walking distance.

- Charming 19th Century Cottage in Queen's Park Estate
- 4 bedrooms, 2 bathrooms
- 2 reception rooms, kitchen, wc/utility room
- Queen's Park Station (Bakerloo & Overground) - Zone 2
- COUNCIL: Westminster (E)

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ILBERT STREET, LONDON, W10

Approximate Area = 1205 sq ft / 112 sq m

Limited Use Areas = 45 sq ft / 4.2 sq m

Total = 1250 sq ft / 116.2 sq m



EPC: E

Ref: 18868770

