



Kilburn Lane, W10

Leasehold - £635,000

Set within a characterful converted period building, this beautifully presented two-bedroom home seamlessly blends period charm with contemporary living. The property features a bright and spacious open-plan reception/kitchen, complete with exposed wooden floorboards, large sash windows and bespoke finishes throughout. Two well-proportioned bedrooms are served by a stylish modern bathroom, while excellent storage enhances the practicality of the space.

A particular highlight is the private courtyard garden, providing a peaceful outdoor retreat ideal for al fresco dining and entertaining. Unusually, the property benefits from its own independent entrance, with the front door facing Beethoven Street.

Ideally located in the heart of Queen's Park, the home is moments from an excellent selection of independent cafés, restaurants and local amenities, as well as superb transport links via Queen's Park Station (Bakerloo Line, London Overground, Zone 2) and Kensal Green Station (Bakerloo Line, London Overground, Zone 2).



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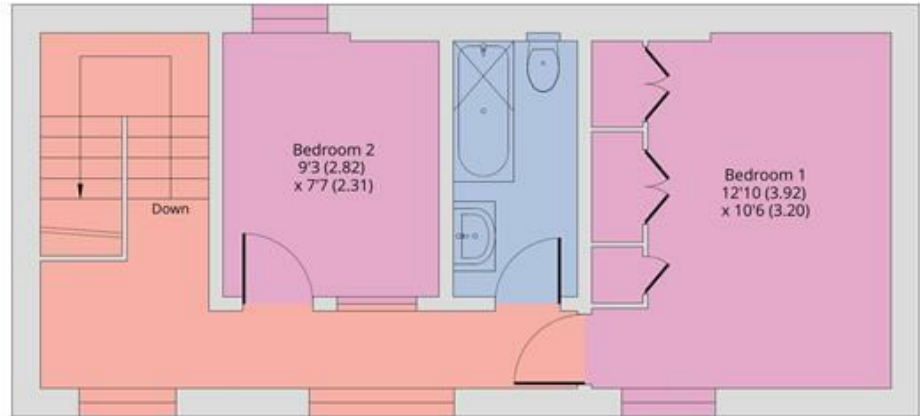




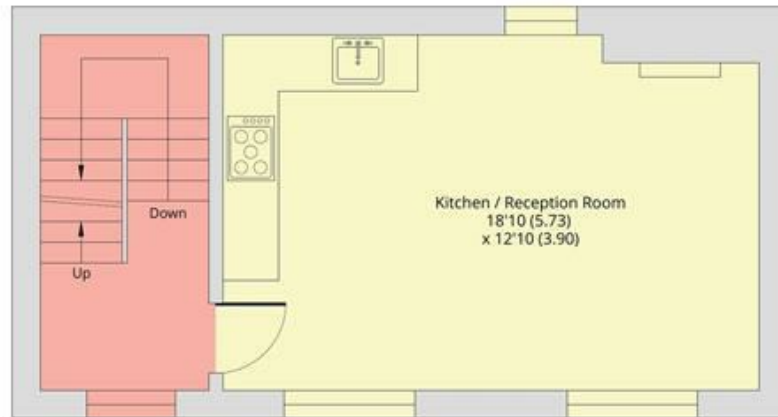
Kilburn Lane, London, W10

Approximate Area = 760 sq ft / 70.6 sq m

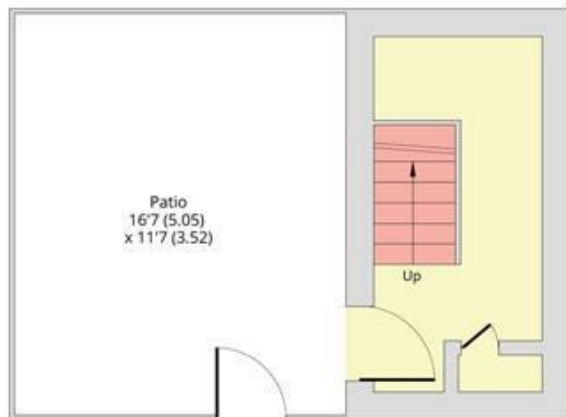
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

EPC: E

Ref: 19726234



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Camerons Stiff & Co. REF: 1478738

