

KILRAVOCK STREET

London • W10



HARWOOD
ADVISORY

A lovely three bedroom house with a charming South facing garden, located in this very popular little pocket of Queens Park.

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On entering the property there is a good size double reception room with the original re-conditioned wooden floors and fireplace.

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The house is offered in good condition and has been extended in the loft but offers further scope for extension into the side return subject to the normal permissions.

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On the first floor, you'll find the principal bedroom with ample built-in storage, alongside a second spacious double bedroom.

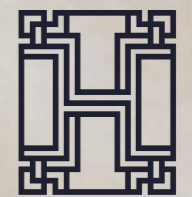
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To the rear a large family bathroom with bath, large separate shower.
In addition, there is a separate guest W/C. On the 2nd floor a versatile loft
conversion that can serve as a third bedroom or an ideal office space.

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The house has a lovely, secluded paved South facing garden. Ideal for entertaining and having a BBQ in the summer months.

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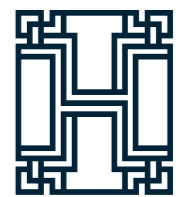


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Kilravock Street is a quiet residential road lined with picturesque properties. From here, both Queen's Park and Kensal Green stations are within walking distance.

In addition, the restaurants and shops of Golborne Road and Portobello Road are nearby, while the Grand Union Canal with its popular towpath is also close.



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Accommodation

Entrance Hall | Double Reception | Kitchen |
Principal Bedroom | 2nd Double Bedroom |
Family Bathroom | Guest W/C |
Bedroom Three / Study | South Facing Garden.

Terms Tenure:

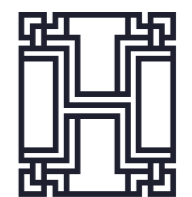
Freehold

Council Tax: Band E

Local Authority:

City of Westminster

Asking Price: £1,000,000



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Not to Scale, for identification only

Kilravock Street, W10

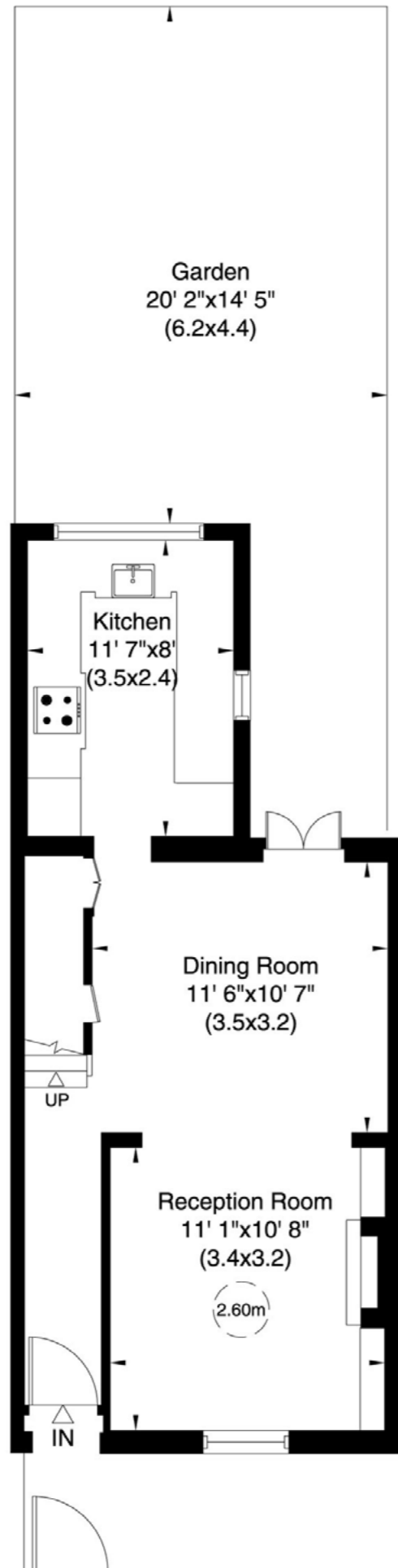
Approximate Gross Internal Area

99 sq m/ 1064 sq ft Including Under Eaves and Under 1.5m

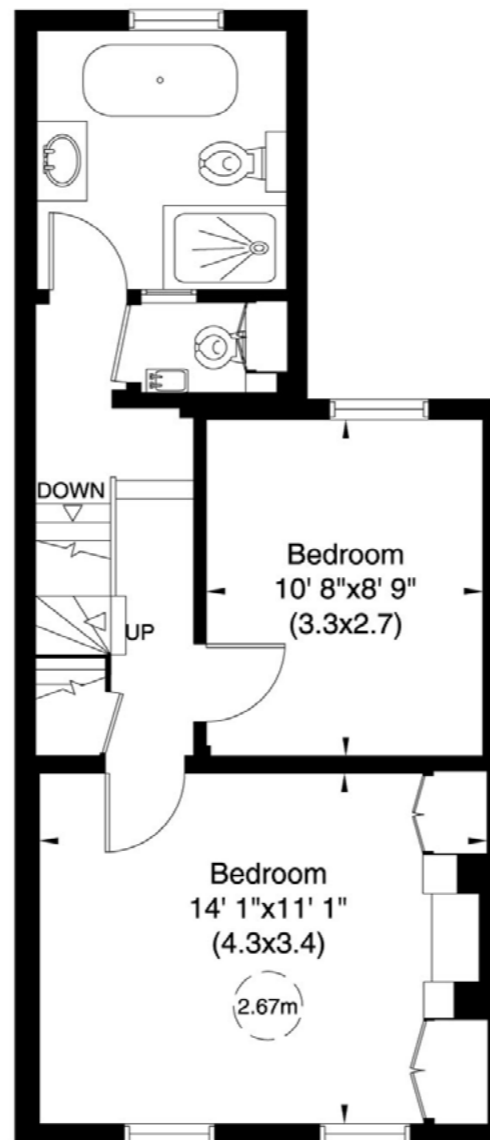
84 sq m/ 907 sq ft Excluding Under Eaves and Under 1.5m

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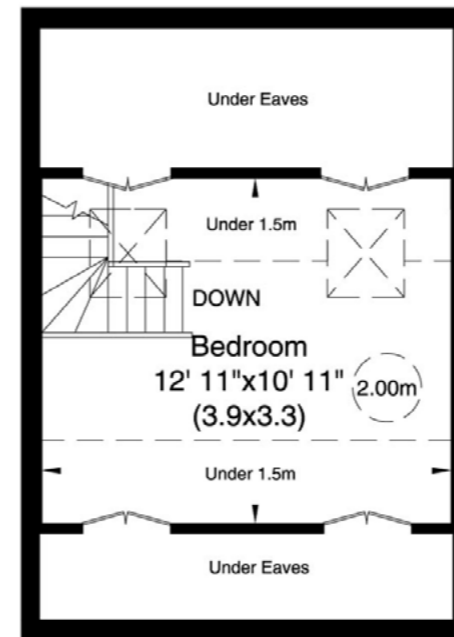
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Ground Floor



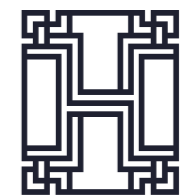
First Floor



Second Floor

ENERGY EFFICIENCY RATING:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Particulars dated November 2024. Photographs and videos dated November 2024.