

RIGBY & MARCHANT

24 Droop Street, London

London

£900,000





24 Droop Street

London, London

A charming two bedroom house, located on the highly desirable Droop Street in the Queen's Park Conservation

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

permissions. The ground floor comprises a bright double reception which offers flexible family living whilst the back of the house

benefits from a modern kitchen and leads onto a pretty landscaped garden. The house benefits from a downstairs WC. The upstairs provides two double bedrooms and a generous and well-appointed bathroom. The cleverly converted loft extension is currently being used as a third bedroom, adding to the home's versatility and charm.



- Period Terrace House
- Modern Kitchen
- Refurbished Condition
- Two double bedrooms
- Loft Room
- Landscaped Garden
- Potential to Extend (STPP)

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London, London

Droop Street is a charming residential road of terraced period houses just to the north of Notting Hill and south of Queen's Park. It is ideally located within easy reach of the many amenities of Queen's Park and Kensal Rise including an abundance of shops, bars, and cafes. The house benefits from close proximity to the transport hubs of Queen's Park (Bakerloo Line & Overground), Kensal Rise (Overground), and numerous bus routes. Westbourne Park Tube (H&C & Circle Line) is also a short distance away. Notting Hill and the famous Golbourne and Portobello Road are also just over a mile away.

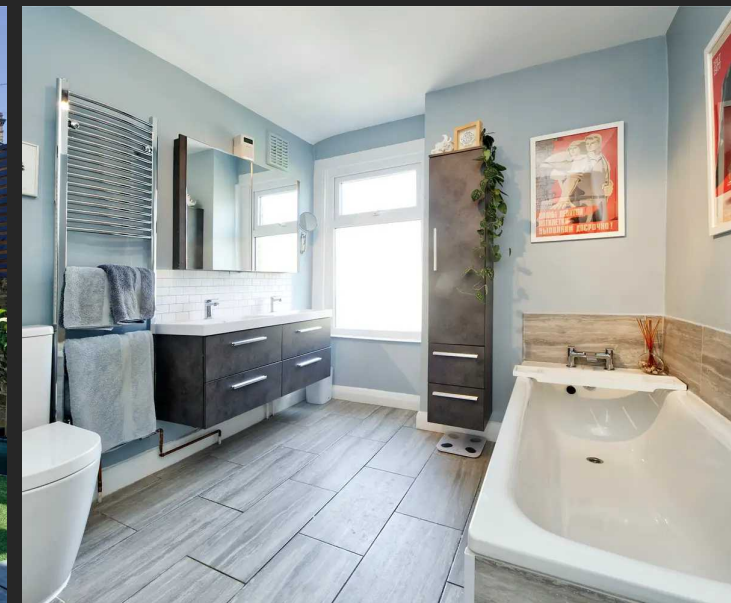
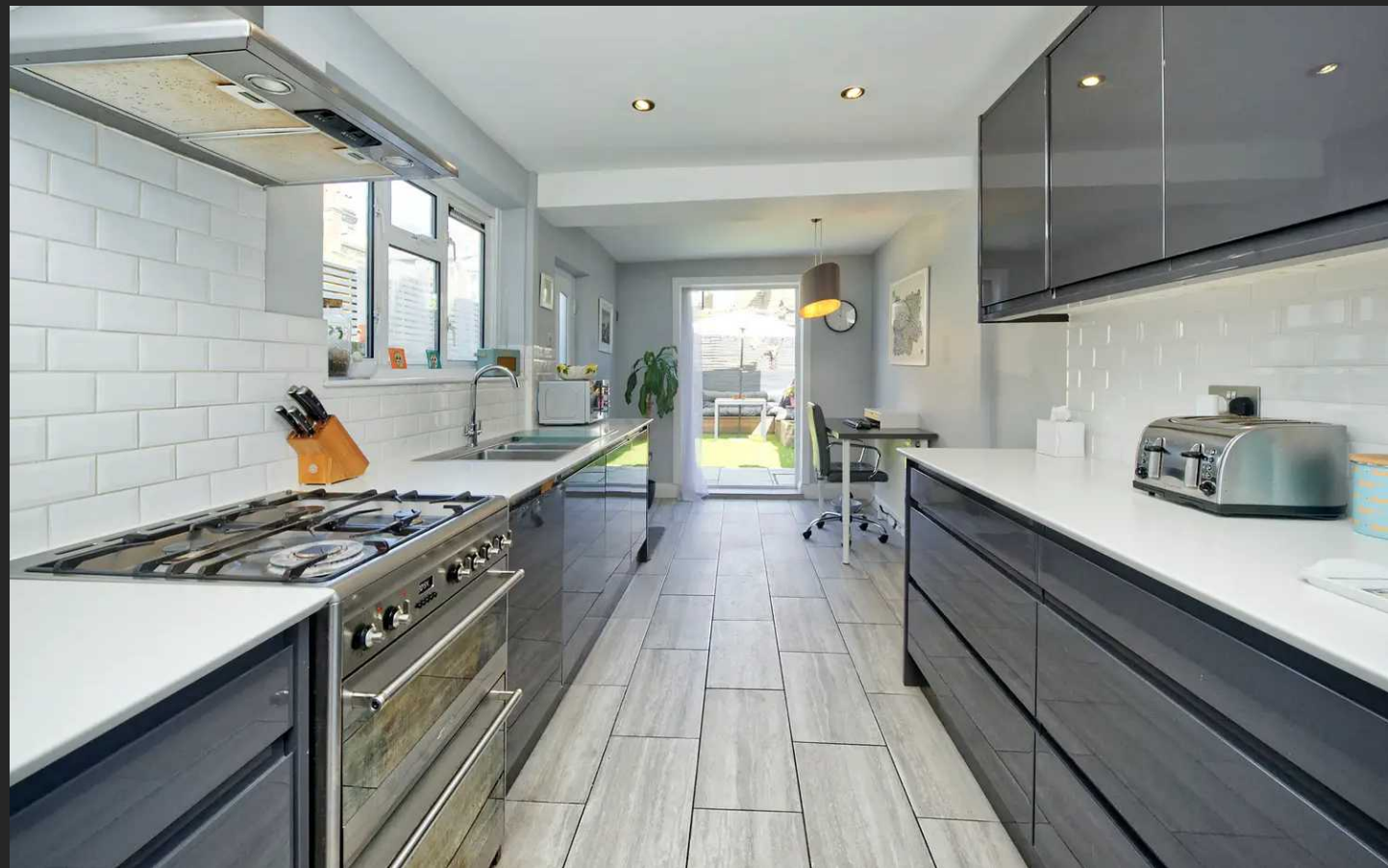
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

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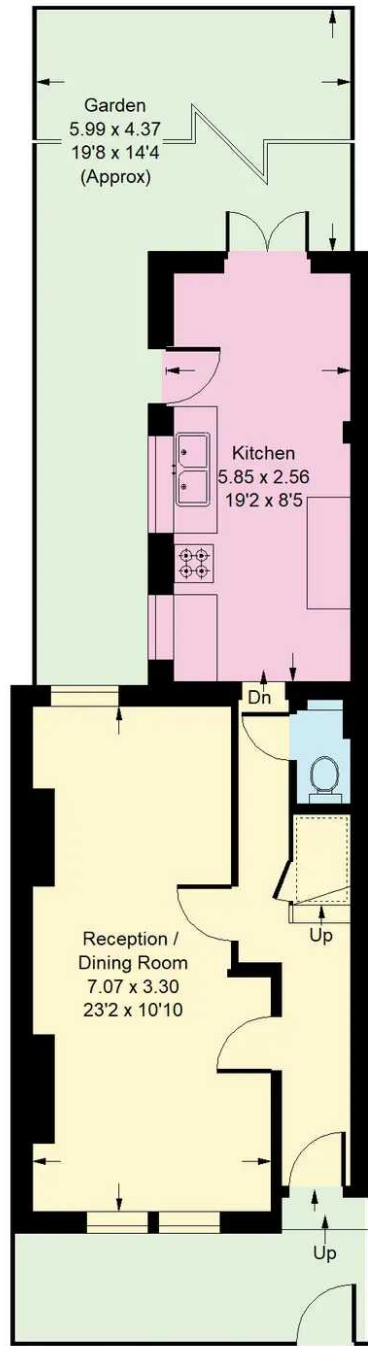


Droop Street, W10

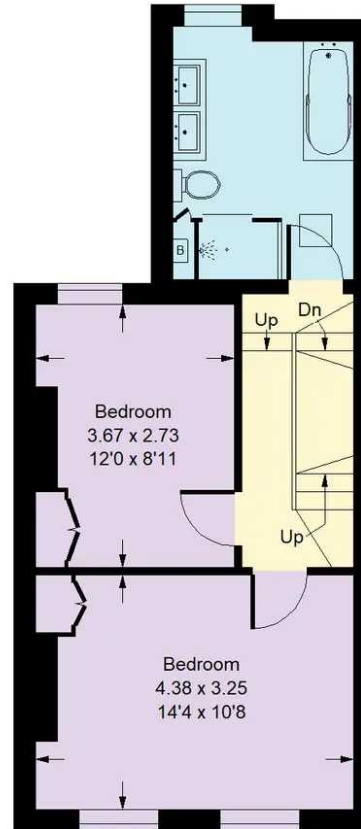
Approx. Gross Internal Area = 108.5 sq m / 1167 sq ft
 Eaves = 2.2 sq m / 24 sq ft
 Total = 110.7 sq m / 1191 sq ft



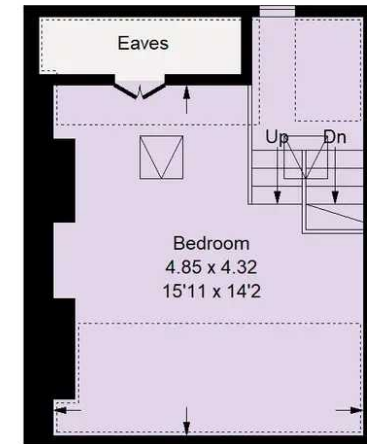
 = Reduced headroom below 1.5 m / 5'0"



Ground Floor



First Floor



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
 No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
 Plan is for illustration purposes only, not to be used for valuations.



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