



## Third Avenue, W10

Freehold - £950,000

Cameron Stiff & Co proudly present this historic Victorian corner cottage at Third Avenue and Ilbert Street, offering 1,272 sq ft of living space that is in need of complete refurbishment. Once a shop and home, this property has remained within the same family for over a century.

This property has planning permission for residential use and includes a 23 ft reception room with park views, a separate dining room and a kitchen leading to a 30 ft private garden. The First Floor offers three double bedrooms, a large family bathroom and a separate W/C. A rare opportunity to own a piece of local heritage in a prime location.

Nestled on the corner of Third Avenue and Ilbert Street, near Queen's Park and it's variety of local shops, cafés, and gastropubs. Salusbury and Lonsdale Road are also a stroll away, with excellent transport links via Queens Park (Overground & Bakerloo - Zone 2) and Kensal Rise (Overground - Zone 2).

- Offered CHAIN FREE - in need of modernisation
- 3 bedroom cottage, offering 1,272 sq ft
- COUNCIL: Westminster City (E)
- Viewing is highly recommended

020 7328 2828

[enquiries@cameronsstiff.co.uk](mailto:enquiries@cameronsstiff.co.uk)

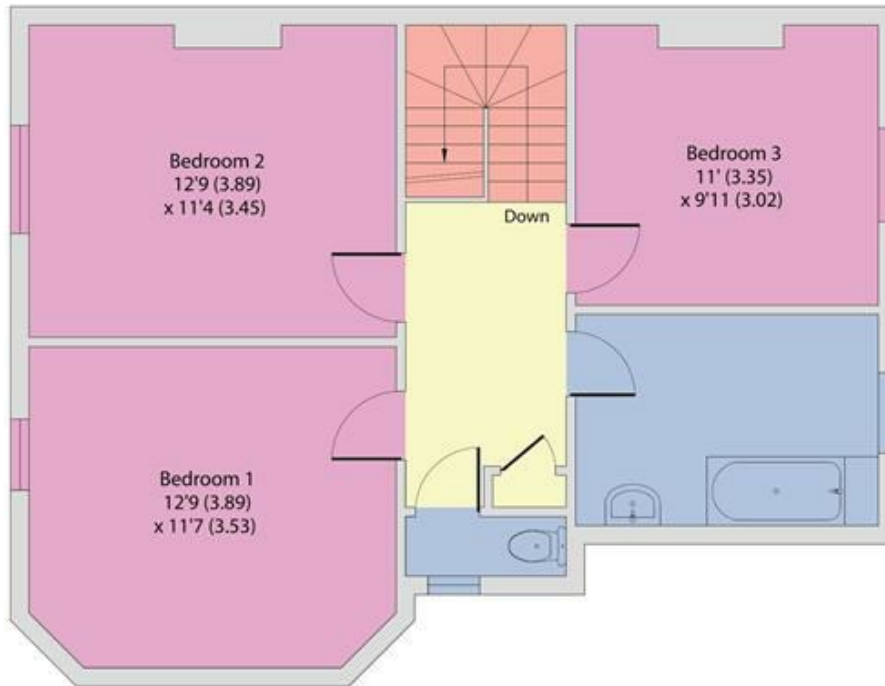
[cameronsstiff.co.uk](http://cameronsstiff.co.uk)



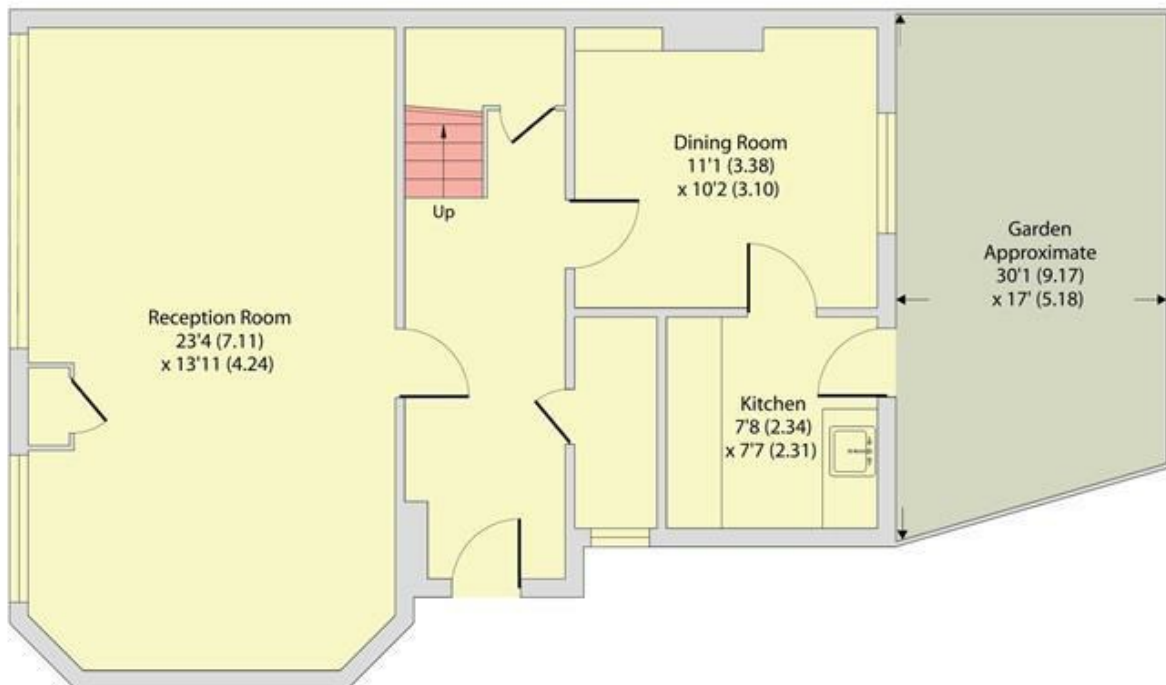
Third Avenue, London, W10

Approximate Area = 1272 sq ft / 118.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

EPC: G

Ref: 19176502



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Camerons Stiff & Co. REF: 1217697

