



## Kilburn Lane, W10

Leasehold - £500,000

We are delighted to present this two bedroom Garden Maisonette, offering 562 sq ft of accommodation in the desirable area between Queen's Park and Kensal Rise.

This period conversion offers an open-plan kitchen and reception area, leading directly to a well-maintained communal garden with a lovely westerly aspect. The property features two generously sized bedrooms and a modern four piece bathroom suite, all accessed via its own private entrance. This flat is ideally suited to a first-time buyer who wants to be in the centre of a thriving area.

Located on Kilburn Lane, this home is close to the vibrant amenities of Chamberlayne and Salusbury Roads, offering great bars, restaurants, and cafes. Excellent transport links include Queen's Park (Bakerloo and Overground/Lioness - Zone 2), 24-hour buses, and easy access to Ladbroke Grove and Notting Hill.

- 2 bedroom Garden Maisonette
- 562 sq ft of accommodation
- 25 ft well-maintained garden
- Council: Brent (C)

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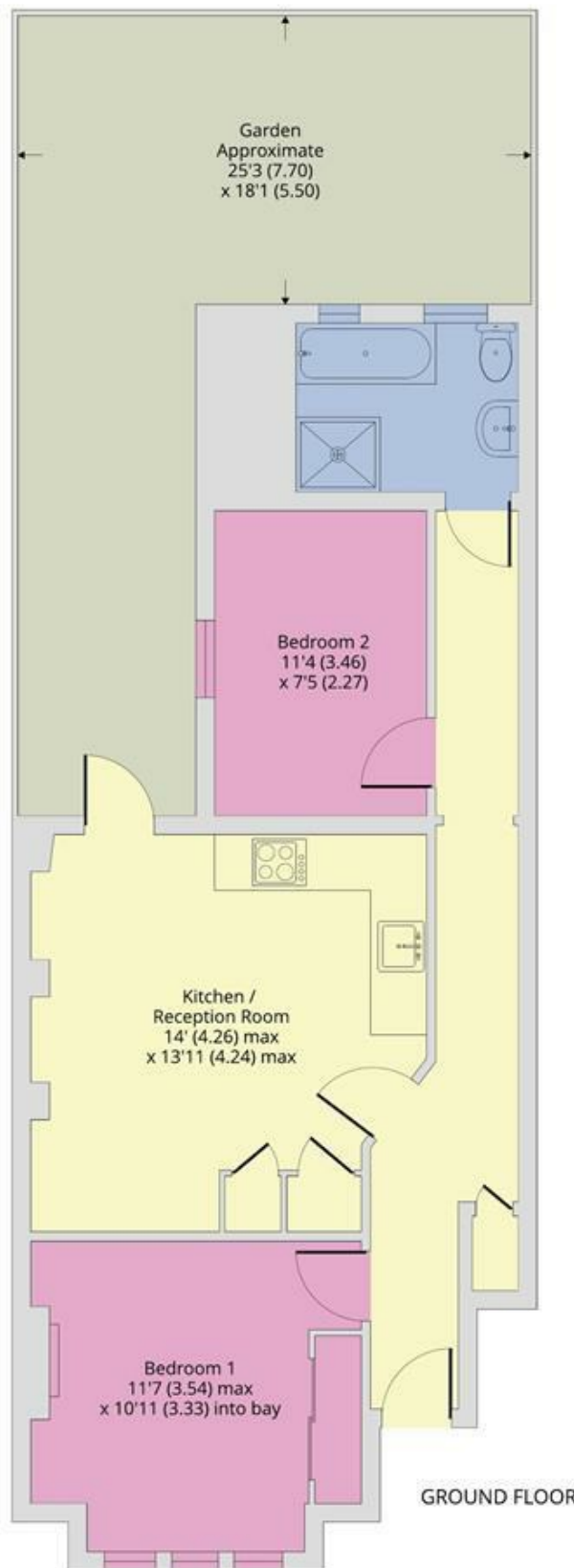




Kilburn Lane, London, W10

Approximate Area = 562 sq ft / 52.2 sq m

For identification only - Not to scale



**EPC: C**

Ref: 19228516



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nichecom 2025. Produced for Camerons Stiff & Co. REF: 1234225

