



Kilburn Lane, W10

Freehold - £999,999

FOR SALE AND CHAIN FREE is this extended three bedroom terraced Cottage, offering 1,014 sq ft of living space in the desirable area between Queen's Park and Kensal Rise.

This property benefits from an elegant hallway with tessellated tiled flooring and balustrated staircase, bright front reception room leading to a second reception, both with wooden flooring and stylish built-in storage. The bright, spacious eat-in kitchen/dining room boasts modern integrated appliances, granite worktops, a central island, and Crittall-style doors opening onto a fenced south-facing private garden. The First Floor includes two double bedrooms, and a four-piece bathroom suite with rolled top bath. The Top Floor third bedroom has excellent under-eaves storage. Further benefits include underfloor heating in the kitchen and bathroom.

Located near Queen's Park, Chamberlayne Road, and Portobello Road, this property offers excellent transport links via Queen's Park (Bakerloo - Zone 2) and Brondesbury Park (Overground - Zone 2). It is also within the school catchment area for Ark Franklin.



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Approximate Area = 1014 sq ft / 94.2 sq m

Limited Use Area(s) = 113 sq ft / 10.4 sq m

Shed = 16 sq ft / 1.4 sq m

Total = 1143 sq ft / 106.1 sq m

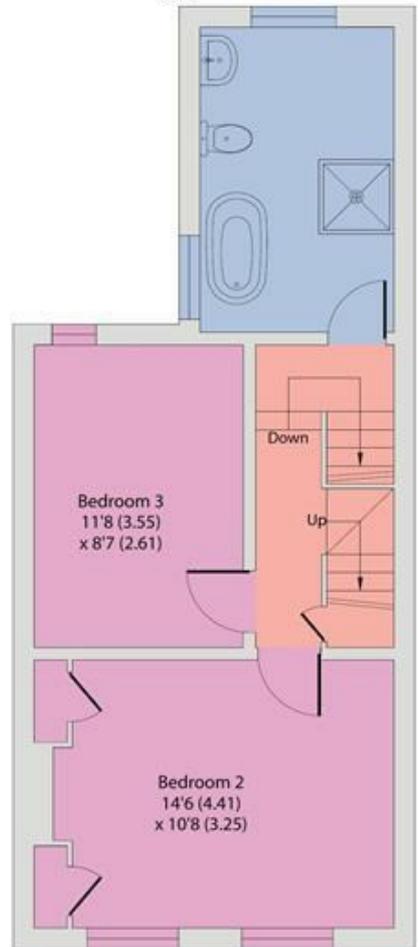
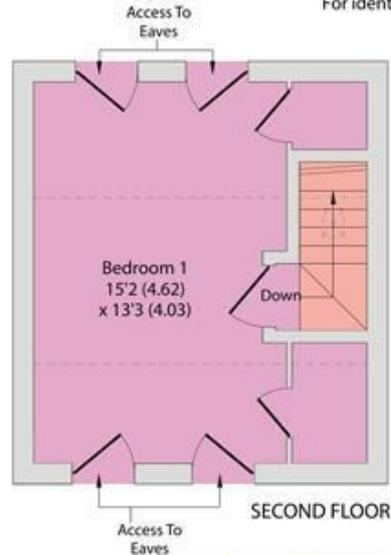
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

EPC: C

Ref: 19289750



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Camerons Stiff & Co. REF: 1253625

