



Kilburn Lane, W10

Leasehold - £635,000

For Sale is this unique 2 bedroom flat on the First and Second floor, offering 767 sq ft of well-laid out accommodation, nestled between the sought after areas of Queen's Park and Kensal Rise.

The property has its own private entrance on Beethoven Street via the 16 ft side garden with an internal balustrated staircase that leads to the First Floor and into the stylish, open plan kitchen/reception room with the 'on trend' kitchen, wooden flooring, two sash windows and a wood burner. There is a 19 ft decked terrace with wooden flower boxes providing an area to dine or enjoy the sun. The Second Floor has two good sized bedrooms and a recently renovated bathroom.

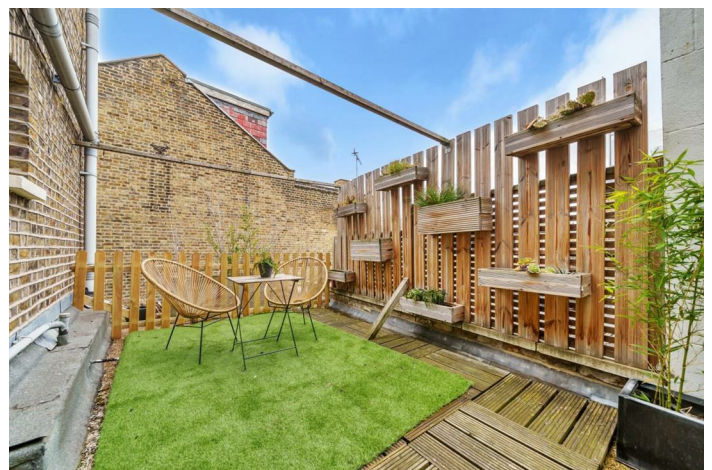
Ideally located access to the varied amenities of Queen's Park and Kensal Rise is within easy reach including access to the many restaurants, cafes and gyms.

- 2 bedroom flat offering 767 sq ft
- Stylish open plan kitchen
- Includes private garden and terrace
- Queen's Park (Bakerloo - Zone 2) & Kensal Rise (Overground - Zone 2)
- COUNCIL: Wesminster (A)

020 7328 2828

enquiries@cameronsstiff.co.uk

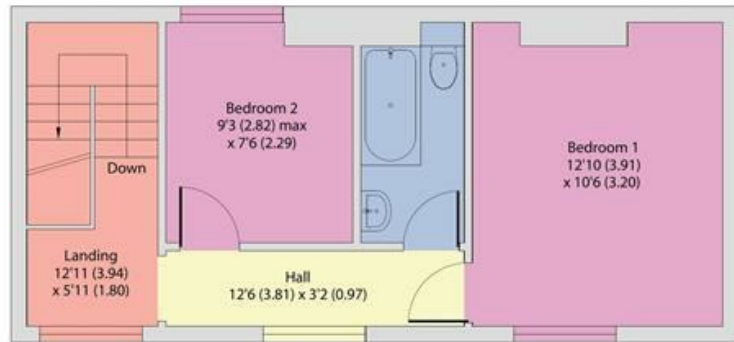
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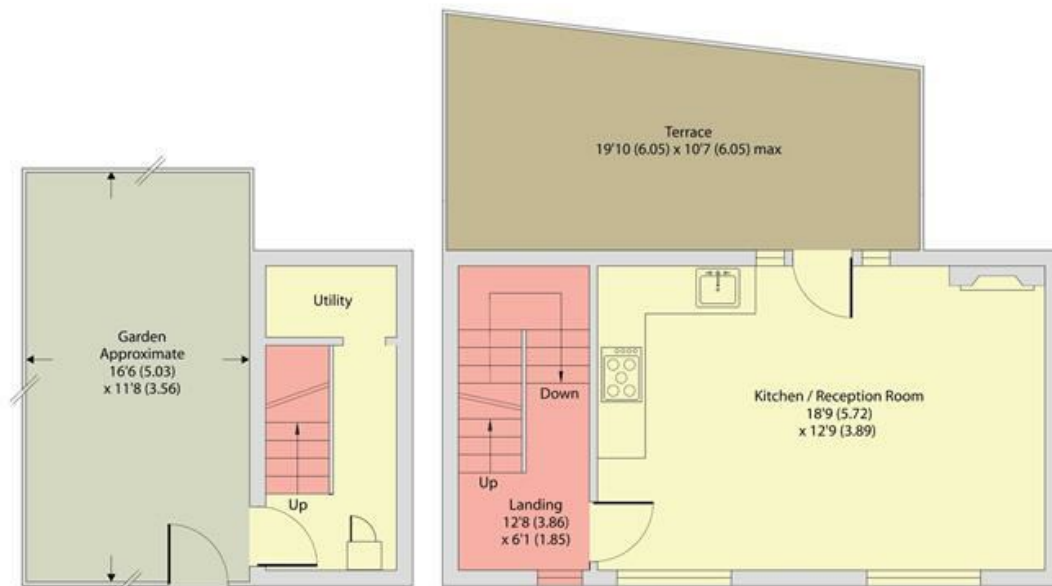
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Approximate Area = 767 sq ft / 71 sq m

For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Camerons Stiff & Co. REF: 977843

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