



2

Bedrooms



1

Bathroom



Enquire for a video tour - Charming Freehold House with 2 Bedrooms and Landscaped Garden on Kilburn Lane. Discover your dream home nestled on the sought-after Kilburn Lane, offering a perfect blend of modern living and timeless charm. This delightful freehold property boasts two spacious bedrooms, a beautifully landscaped garden, and an array of features designed to provide comfort and style.

Two Bedrooms: Both bedrooms are tastefully decorated, offering ample space for relaxation with herringbone flooring. The principal bedroom is especially inviting, with plenty of natural light streaming through large windows.

Living Area: The living area is designed for modern living with a statement wall, featuring a semi open plan layout that seamlessly connects the lounge and dining spaces. Perfect for entertaining guests or enjoying quiet nights in.

Modern Kitchen: The well-appointed kitchen is equipped with high-quality appliances, ample storage, and sleek countertops, making it a joy for any

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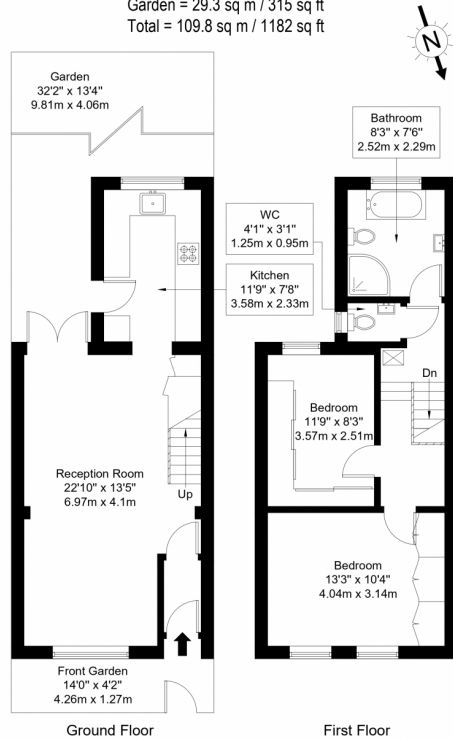
- **Two Bedrooms:** Both bedrooms are tastefully decorated, offering ample space for relaxation with herringbone flooring. The principal bedroom is especially inviting, with plenty of natural light streaming through large windows.
- **Living Area:** The living area is designed for modern living **with a statement wall**, featuring a semi open plan layout that seamlessly connects the lounge and dining spaces. Perfect for entertaining guests or enjoying quiet nights in.
- **Modern Kitchen:** The well-appointed kitchen is equipped with high-quality appliances, ample storage, and sleek countertops, making it a joy for any home chef.
- **Stylish Bathroom:** A contemporary bathroom fitted with elegant fixtures and finishes, benefiting from a separate shower and bath.
- **Landscaped Garden:** Step outside to your own private oasis. The beautifully landscaped garden is perfect for alfresco dining or simply unwinding after a long day.
- **Freehold Property:** Enjoy the peace of mind that comes with owning a freehold property, offering full ownership rights and no ground rent to worry about.
- **Prime Location:** Situated on Kilburn Lane, this home is ideally located close to local amenities, parks, and the excellent transport links of Queens Park & Kensal Rise, making it convenient for both commuting and leisure.

This property presents a fantastic opportunity for first-time buyers, downsizers, or anyone looking to invest in a vibrant and well-connected area. Don't miss out on making this charming house your new home.

Contact us today to arrange a viewing and experience all that this wonderful property has to offer!

Kilburn Lane, W10 4AJ

Approx Gross Internal Area = 74.7 sq m / 804 sq ft
Front Garden = 5.8 sq m / 62 sq ft
Garden = 29.3 sq m / 315 sq ft
Total = 109.8 sq m / 1182 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 156 Kilburn Lane, W10

