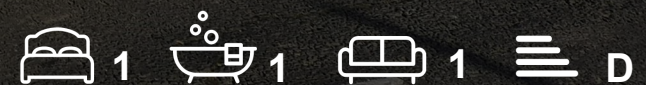


Wenlock & Taylor



Ilbert Street, Queens Park Estate
London, W10 4QJ

Price £415,000



Ilbert Street, Queens Park Estate, London, W10 4QJ

Situated on this pleasant tree-lined street within the ever popular Queens Park Estate Conservation Area and opposite Queens Park Gardens open space, this 614 sq.ft (57 sq.m) approx First Floor converted flat comprises 1 bedroom (with built in wardrobes), 16ft south facing reception, kitchen/breakfast room and bathroom/wc with separate shower cubicle. The flat does require some updating, is offered with no upper chain and is located near to Queens Park (Lioness & Bakerloo Line), Westbourne Park (Circle/Hammersmith & City Line) and Kensal Rise (Mildmay Line) stations. Loft space not demised. Tenure is Leasehold (90 years unexpired), ground rent £10 per annum. Estimated service charge £1803.31 (April 2024 - March 2025). Council Tax Band is 'D' (London Borough of Westminster).



COMMUNAL ENTRANCE LOBBY

machine, central heating boiler, door to lobby leading to bathroom/wc.

STAIRS & LANDING

TO FIRST FLOOR

with high level mounted electric consumer unit, built in landing cupboard.

RECEPTION

16'0 (to alcove) x 11'3 (4.88m (to alcove) x 3.43m)

with fireplace, radiators, ceiling cornice.

BEDROOM

12'2 x 10'6 (to alcove) (3.71m x 3.20m (to alcove))

with built in wardrobes, radiator, ceiling coving.

KITCHEN/BREAKFAST ROOM

14'2 x 9'11 (4.32m x 3.02m)

with wall and base cupboards, work surface, sink, cooker point, tiled splashback built in cupboard and plumbing for washing



BATHROOM/WC

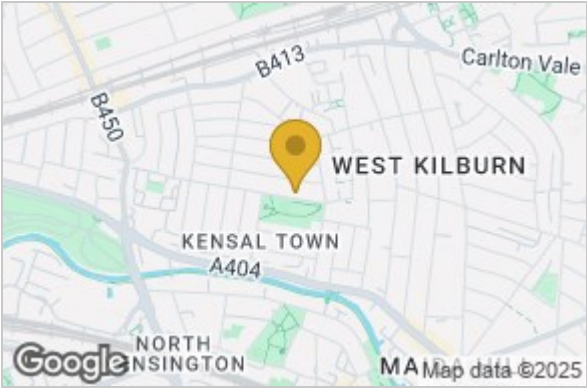
with white suite comprising bath and shower attachment. wash hand basin, wc, separate shower cubicle, tiled walls and floor, radiator.

TENURE - LEASEHOLD

The tenure is Leasehold for a term of 125 years from 9th May 1990 (therefore 90 years unexpired). Ground rent £10 per annum. Estimated service charge £1803.31 (April 2024 - March 2025).

The operational condition of the services and appliances connected at the property have not been checked and as such no warranties are offered thereto.

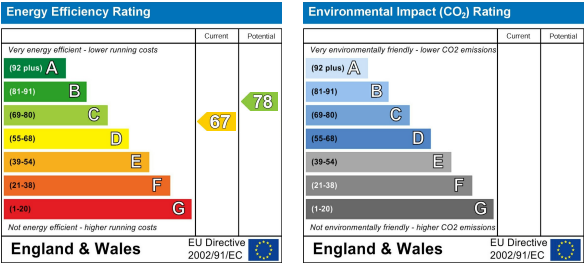
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.