



KILRAVOCK STREET

London - W10



HARWOOD
ADVISORY

Charming three bedroom house with a stunning South facing garden, located in this very popular little pocket of Queens Park.



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Kilravock Street is a quiet residential road lined with picturesque properties. From here, both Queen's Park and Kensal Green stations are within walking distance. In addition, the restaurants and shops of Golborne Road and Portobello Road are nearby, while the Grand Union Canal with its popular towpath is also close.



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On entering the property there is a good size double reception room with the original re-conditioned wooden floors,



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On the first floor, you'll find the principal bedroom with ample built-in storage, alongside a second spacious double bedroom. To the rear a large family bathroom (by West One), with bath, large separate shower. In addition there is a guest W/C.

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Key Points

Entrance Hall | Double Reception | Kitchen |
Principal Bedroom | 2nd Double Bedroom |
Family Bathroom | Guest W/C | Bedroom
Three / Study | South Facing Garden

Tenure:

Freehold

Local Authority:

City of Westminster

Council Tax:

Band E

EPC Rating:

C

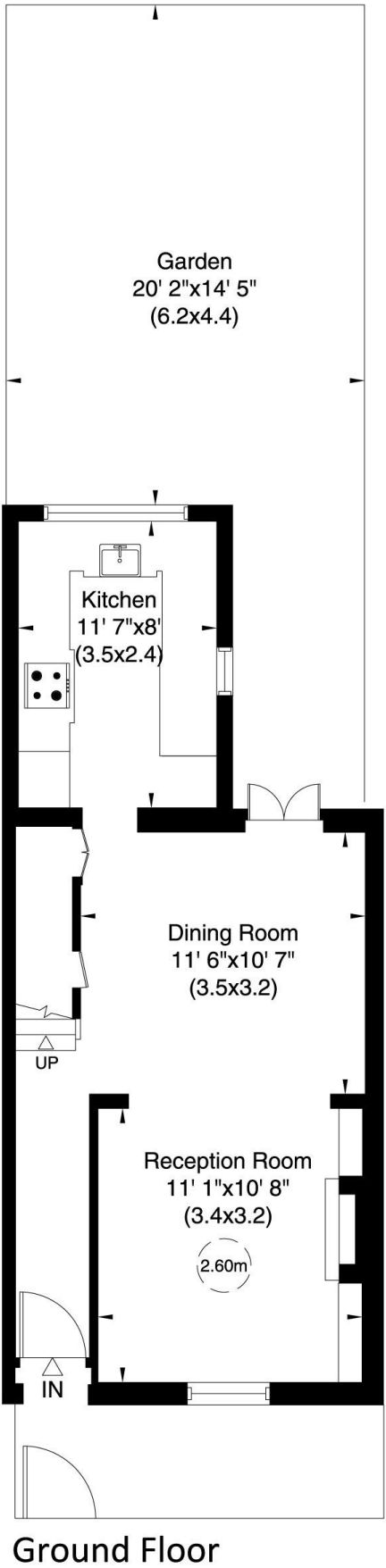
Approx. Gross Internal Area:

907 sq ft / 84 sq m

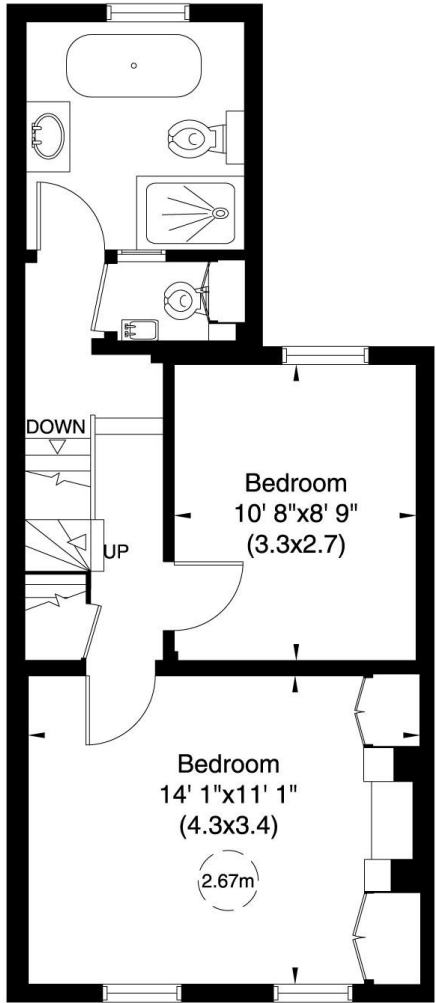
Guide Price:

£1,100,000

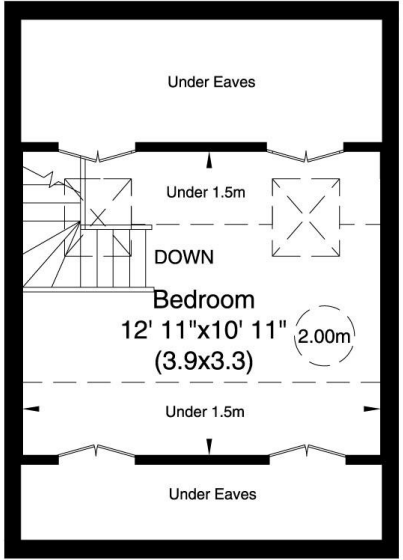
For guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



Kilravock Street, W10
Approximate Gross Internal Area
99 sq m/ 1064 sq ft Including Under Eaves and Under 1.5m
84 sq m/ 907 sq ft Excluding Under Eaves and Under 1.5m
Not to Scale, for identification only



First Floor



Second Floor



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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

For more information, contact:

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