



Marne Street, W10



1



1036.00  
sq ft

An immaculately presented two bedroom Victorian Cottage, offering in excess of 1036 sq ft of bright and airy living accommodation situated within the Queen's Park Conservation Area.

The Ground Floor is comprised of a bright double reception room, with new conservation windows and a working gas fireplace. At the rear of the property, there is a beautifully designed open-plan kitchen/dining room featuring Miele appliances, a Falcon cooker, and a skylight that floods the room with natural light. The kitchen/dining room looks out onto a mature, south-facing 14ft garden through a floor-to-ceiling window and double doors. This area is perfect for open-plan entertaining.

The Ground Floor further benefits from gorgeous wooden parquet flooring throughout, as well as wet underfloor heating, a hive thermostat, and a water mist fire suppression. There is also a downstairs W/C under the staircase.

**£999,950 Freehold**

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The First Floor offers the principal bedroom with fitted wardrobes and a family bathroom. This bathroom features a stand alone bathtub, Dornbracht bathroom fixtures, and a walk-in shower. The second bedroom is located on the Second Floor and benefits from good eaves storage.

Ideally positioned between Queen's Park & Kensal Rise which allows for easy access to the many local amenities in the area including upmarket delis, restaurants, and gastro pubs. Excellent transport links include Queen's Park (Bakerloo & Overground) Station, Kensal Rise (Overground) Station, and 24 hr bus routes along Chamberlayne Road.

EARLY VIEWING IS HIGHLY RECOMMENDED.





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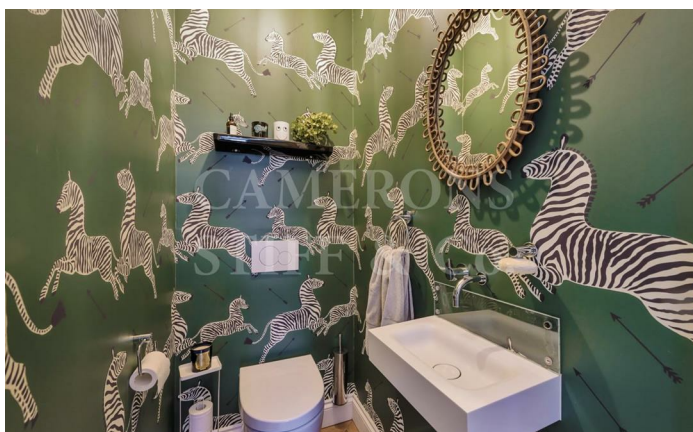


- An immaculately presented two bedroom Victorian Cottage
- Spanning 1036 sq ft of light & airy accommodation
- An open-plan layout on the Ground Floor
- Miele appliances - washer, dryer, fridge/freezer and dish washer
- A paved 14ft south facing rear garden
- Electric & wet underfloor heating throughout
- A newly fitted boiler, roof and conservation windows
- A variety of upmarket delis, restaurants and gastro pubs.
- Queen's Park (Bakerloo & Overground) Station & Kensal Rise (Overground) Station
- Early viewing is highly recommended



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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



Denotes restricted head height

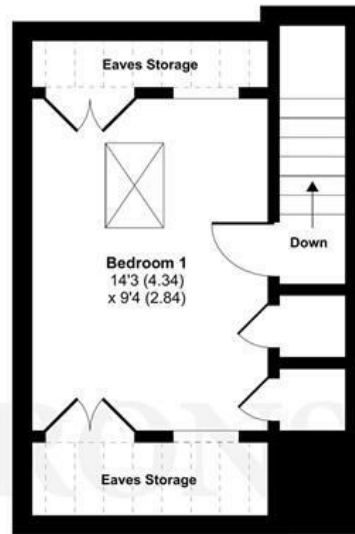
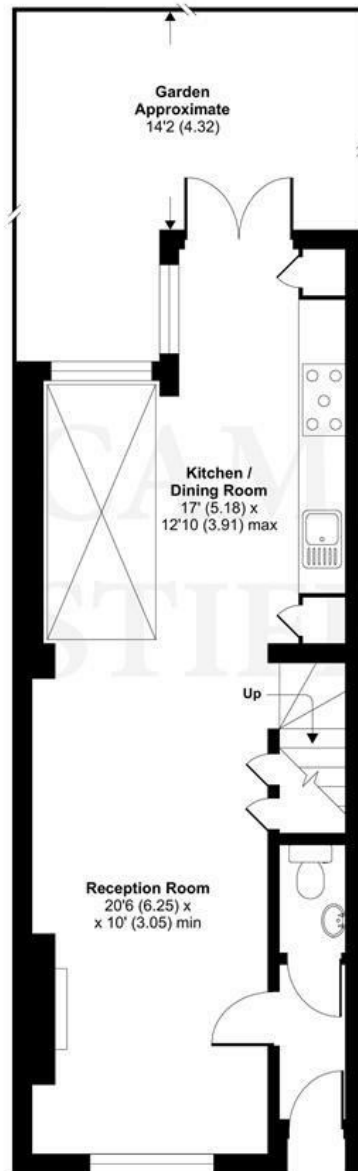
## Marne Street, London, W10

Approximate Area = 972 sq ft / 90.2 sq m

Limited Use Area(s) = 64 sq ft / 5.9 sq m

Total = 1036 sq ft / 96.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nthecon 2022. Produced for Camerons Stiff & Co. REF: 813647

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