



## Kilburn Lane, W10

### Freehold - £700,000

For sale is this fully renovated two-bedroom Garden Flat in Queen's Park. Offering 714 sq ft of quality internal living accommodation and situated on a residential street in a sought-after location between Queen's Park and Kensal Rise.

The property comprises a spacious open-plan living area that extends seamlessly through elegant bi-folding doors into a well-established garden, a modern limed-oak kitchen by Naked Kitchens with marble counter-top, two generously sized bedrooms one of which features a bay fronted window with fitted shutters, black-out-blinds and fitted wardrobes. The bathroom features a large walk-in shower and Crosswater fittings. All windows are recently replaced and double-glazed.

Situated just a short stroll from the vibrant heart of Queen's Park in one direction and Kensal Rise in the other, the flat offers easy access to a range of independent restaurants, boutique shops and cafés. Additionally, the nearby green open spaces of Queen's Park are an attractive asset.

- 2 bedroom Garden Flat
- Offering 741 sq ft of living accommodation
- Large reception room leading onto rear garden
- Transport links: Queen's Park (Bakerloo & Overground - Zone 2)
- Viewing is highly recommended
- COUNCIL: Brent (C)

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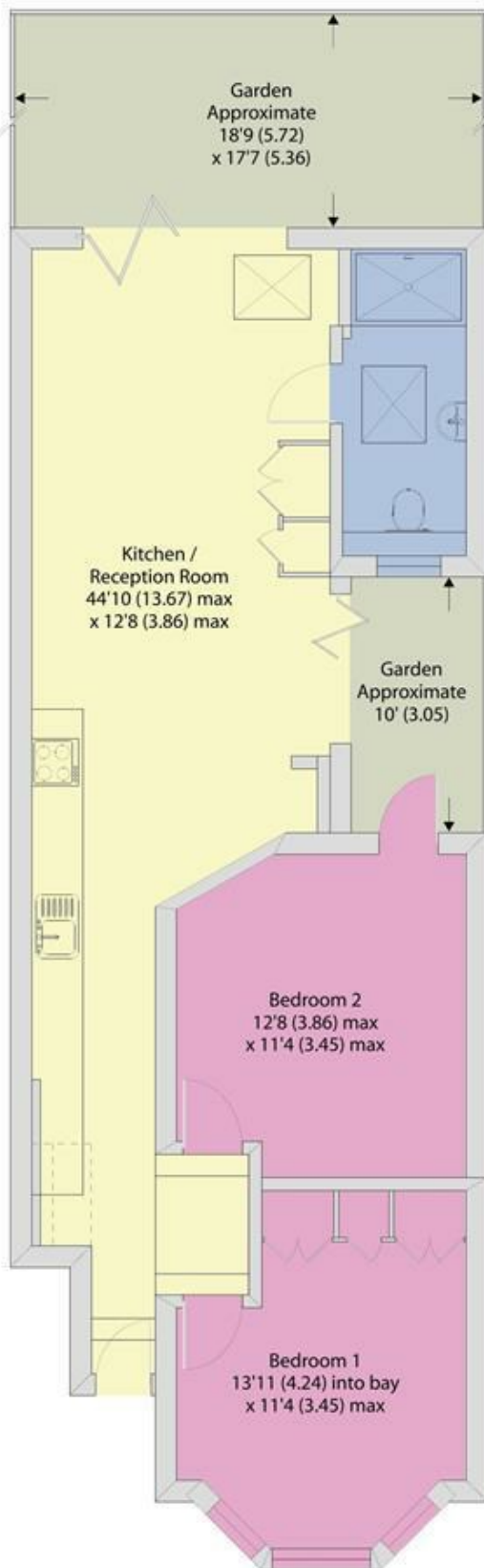
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## Kilburn Lane, London, W10

Approximate Area = 741 sq ft / 68 sq m (excludes restricted head height)

For identification only - Not to scale



Denotes restricted head height

GROUND FLOOR

EPC: C

Ref: 19028215



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Camerons Stiff & Co. REF: 1174122

