



NUTBOURNE STREET, LONDON, W10  
**£850,000 FREEHOLD**

**WINKWORTH ARE PLEASED TO PRESENT TO MARKET THIS LOVELY AND FULLY EXTENDED TWO BEDROOM FREEHOLD COTTAGE WITH SOUTH FACING GARDEN, PERFECTLY SITUATED ON NUTBOURNE STREET IN THE QUEENS PARK CONSERVATION AREA.**

**Kensal Rise & Queens Park | 0208 960 4947 | [kensalrise@winkworth.co.uk](mailto:kensalrise@winkworth.co.uk)**





**LOCATION:**

Nutbourne Street is conveniently located for transport links at Queens Park on the Bakerloo and Overground lines, as well as regular buses along Kilburn Lane or the No. 18 on Harrow Road to take you straight to Euston. The amenities of both Chamberlayne Road and Salusbury Road are also only a short walk away, as well as the popular Jaego's House on Harrow Road.





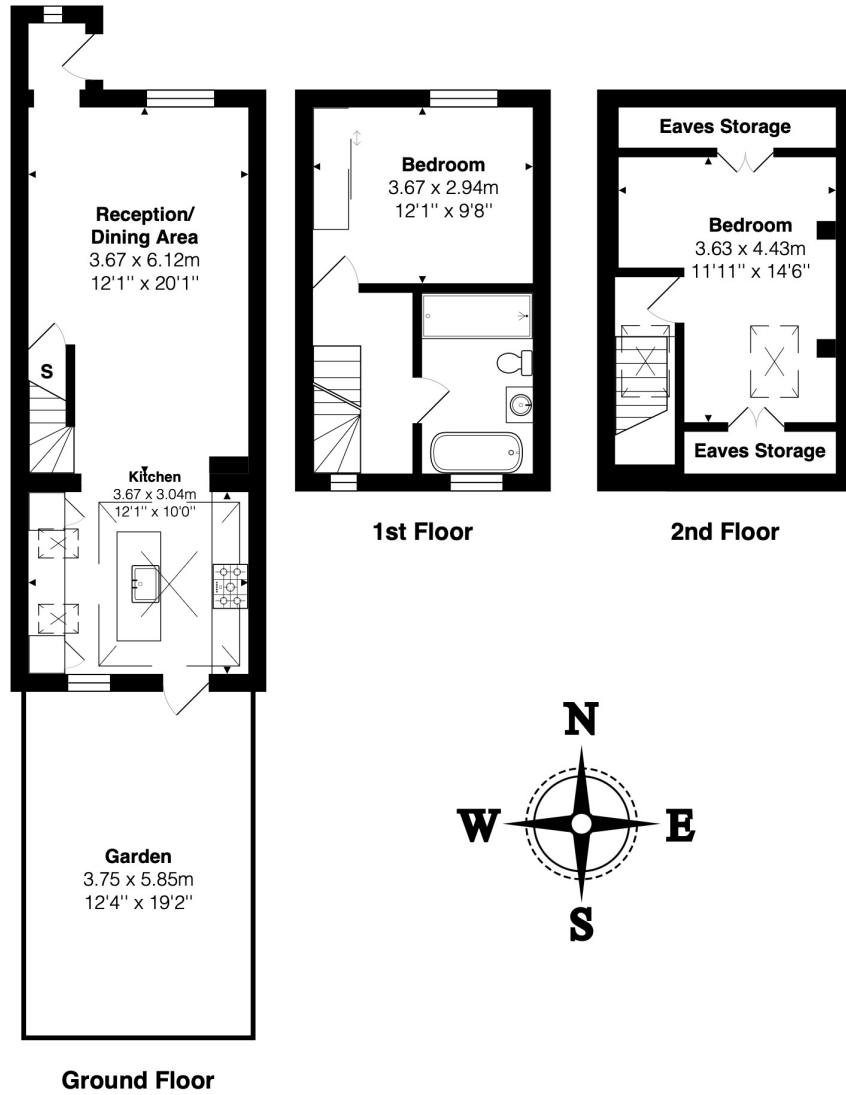
## DESCRIPTION:

This lovely and fully extended two bedroom freehold cottage is offered in excellent condition throughout. Accommodation comprises of a completely open plan ground floor, with double reception and dining room with stunning wood floors. The kitchen has been extended and is modern with stone counters, centre island and integrated appliances. The skylights provide an abundance of natural light and a sense of space. The garden is directly accessible off the kitchen and as it is directly South facing, it makes a great sun trap. On the first floor is the principle bedroom and an elegant four-piece tiled bathroom suite with underfloor heating. The fittings are new, whilst keeping with the era of the property.

Finally, the loft space has been converted which is now the second bedroom. There is also ample eaves storage.

Viewing of this lovely home comes highly recommended.





Total Area: 80.8 m<sup>2</sup> ... 869 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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