

## **RUSSELL SIMPSON**

Charming and colourful cottage-like  
house near Queen's Park

NUTBOURNE STREET  
NORTH KENSINGTON W10

Nutbourne Street

Sold

BEDROOMS 3	INTERNAL 1,163 SQ FT	OUTDOOR 319 SQ FT	COUNCIL TAX Westminster City, D
BATHROOMS 2	108 SQM	EPC C	TENURE Freehold

# The Property

Versatile two or three bedroom home with bright interiors, a spacious reception room and a paved rear garden





## Indoor Spaces

Entering the house on the ground floor, the front hall opens onto a generous reception room running the length of the house. This room communicates directly with an open-plan kitchen and separate dining area. Double French doors lead into the rear garden, while skylights and an internal window ensure the whole level is filled with light.





## The Bedrooms

The first floor contains a pair of bedrooms. The principal bedroom has an ensuite bathroom and considerable storage space. The second bedroom has a well-proportioned bathroom with a bath next door. The second floor features a study that can be used as a bedroom and also contains additional storage.





## The Design

The property has been decorated in a characterful fashion with brightly painted rooms adding to its charm.





## Outdoor Spaces

The house benefits from a rear garden with a paved seating area. It also set back from the street by a fenced front garden.

## The Neighbourhood

Nutbourne 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 are nearby, while the Grand Union Canal with its popular towpath is also close.





# Nutbourne Street, W10

**RUSSELL  
SIMPSON**

**Approximate Internal Area**

1,163 sq ft/ 108 sq m

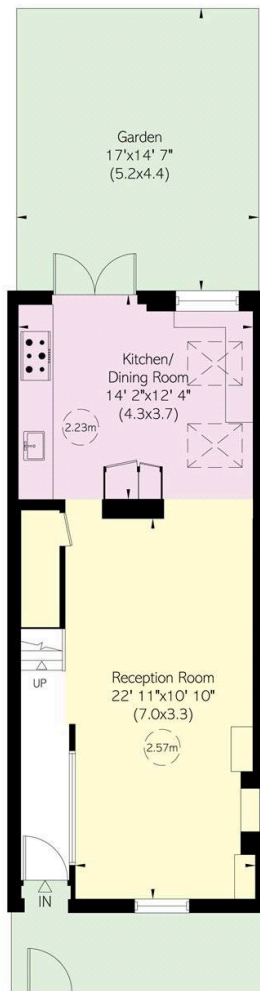
**Including limited use area**

134 sq ft/ 14 sq m

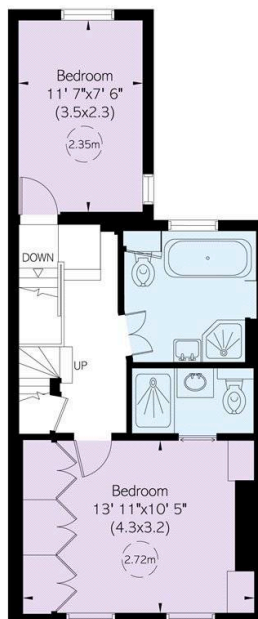
**Outside Area**

320 sq ft/ 30 sq m

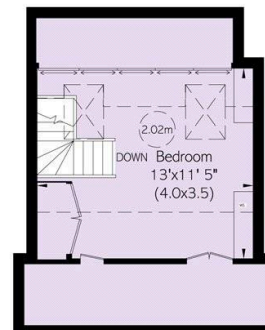
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



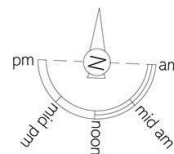
Ground Floor



First Floor



Second Floor



**RUSSELL  
SIMPSON**

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