



VITA
Properties

Queen's Park, London, W10 | £1,100,000

- Beautiful grade II cottage
- Highly desirable Queen's Park Estate
- Renovated and fully extended
- West facing garden

- Moments to Queen's Park, Kensal Rise and Notting Hill

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

Kate Brookfield x Vita Properties present this beautiful Grade II listed cottage within the desirable Queens Park Estate W10.

Located on the desirable Fifth Avenue, this home is has stylishly renovated by the current owners and features a wonder extend kitchen/dining space with direct access to a sunny west facing garden.

Spanning three floors and presented in immaculate condition, the house offers generously proportioned living spaces. The ground floor features a double reception room with bespoke cabinetry, leading directly to the dining space in the kitchen. The custom built TORO kitchen is finished with quartz worktops, Buster & Punch handles and micro cement floors with under floor heating. To the far end of the space is a neatly situated utility area and chalkboard wall with large windows onto the garden. Within the garden, cedar cladding wraps the space and incorporates a full width bench with storage. The ground floor also includes and Guest WC which is not commonly found in these houses.

The first floor comprises two spacious double bedrooms with extensive fitted storage, alongside a beautifully finished bathroom with double basins, stand alone bathtub and walk in shower. The loft has been thoughtfully converted to create a third bedroom with useful eaves storage.

This charming home retains original period features, including the distinctive wrought ironwork and a rare, original front door knocker—designed specifically for these properties when they were built circa 1880 by renowned architects Austin and Roland Plumble.

-  Terraced
-  Freehold
-  x 3
-  x 1
-  x 1



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"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"



"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."



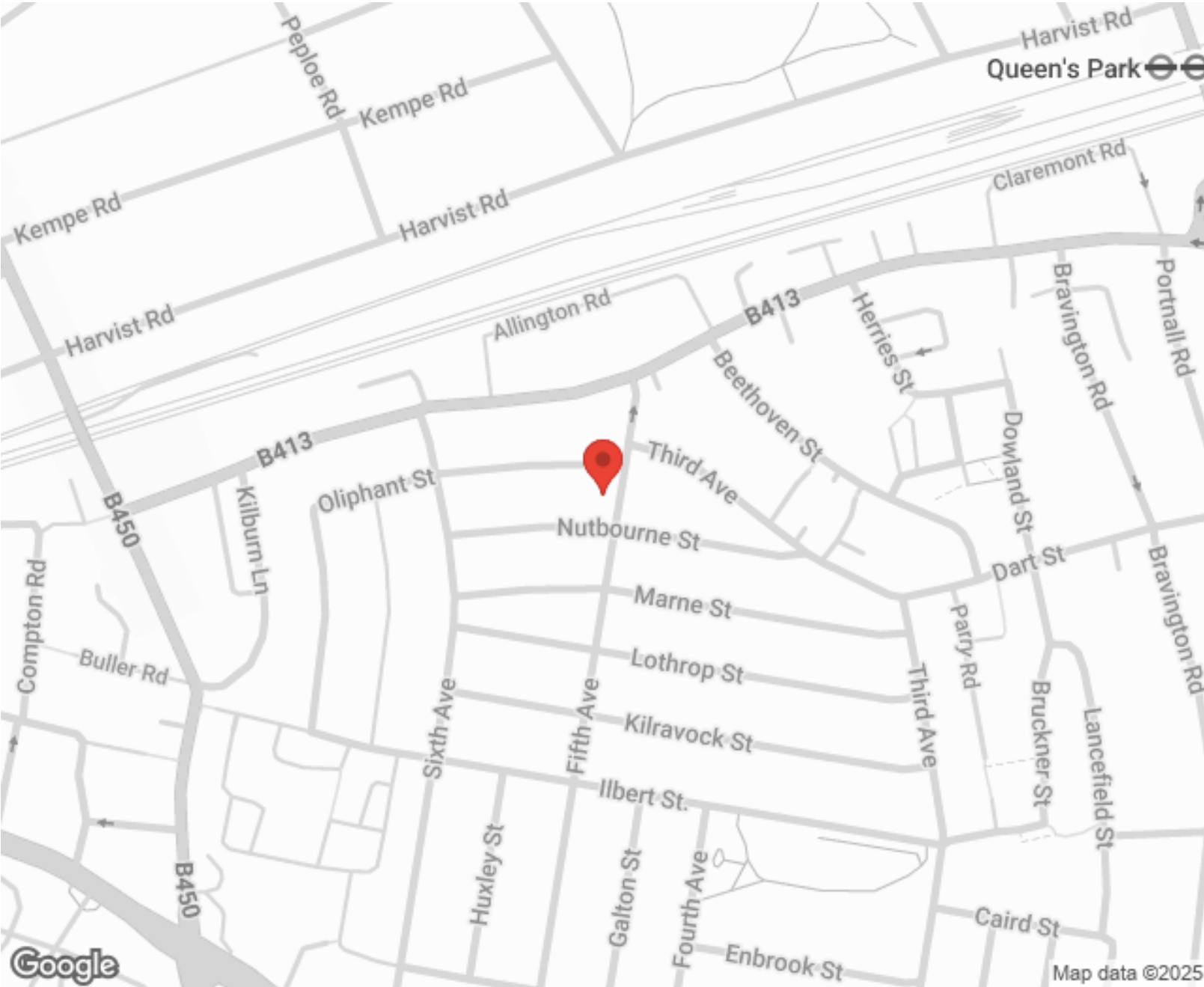
"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."



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OUR WEBSITE



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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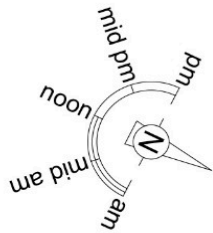


VitaProperties

Fifth Avenue, W10

Approximate Gross Internal Area = 1094 sq ft / 101.6 sq m

Restricted Height = 32 sq ft / 3.0 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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Property
Measurer**