

THE MODERN HOUSE



London W10
£850,000 Freehold

Kilburn Lane

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This bright and airy two-bedroom house is located on the corner of Sixth Avenue and Kilburn Lane, within easy reach of Queen's Park. The house is situated amongst a selection of attractive, Victorian ex-workers' cottages known as the Queens Park Estate, which was built by the Artizans, Labourers and General Dwellings Company, whose ornate insignia can be seen on many of the terraces. Originally a shop premises, the house retains its tall and expansive glazed windows, which define the corner façades and flood the interior with plenty of natural light. The open-plan reception rooms seamlessly flow into the modern and well-equipped kitchen, where glazed doors at the rear open to a private and secluded garden planted with lush greenery and flowers, providing a tranquil oasis in the heart of the city.

The Tour The front door opens onto Sixth Avenue and leads into a spacious living room with tall frosted windows on two sides. The pine floorboards and wood burner in the chimney breast create a warm and inviting atmosphere, perfect for curling up with a good book or spending an evening with friends. Half-glazed doors lead to the kitchen and dining room, allowing light to flow between both spaces with ease. The open-plan kitchen and dining area is the perfect place to gather for meals or entertaining. The kitchen has vivid green cabinetry, which adds a pop of colour, set against white upper cabinets. The dining area is flooded with light thanks to the glazed ceiling and sliding glass doors. A glass screen separates the rear reception room from the stairs, creating a striking feature. The first-floor bedrooms are both beautifully appointed, with tall wardrobes and sash windows with white timber shutters. One bedroom is defined by its pink wardrobe door and a green-framed sash window, which add a dash of playfulness to the scheme. The other bedroom has storage cleverly set into the chimney breast, while a long white shelf along one wall creates streamlined additional space for belongings. A modern bathroom is at the back of the first floor. Here, a freestanding oval bath, floating sink, and wonderful walk-in shower with a frameless glass screen are set on a plinth, giving the space the feel of a wet room. The walls are tiled in a beautiful combination of white and grey.

Outdoor Space The secluded rear garden is a tranquil space with a warm, honey-coloured wooden deck that seamlessly flows from the kitchen and dining room. The white brick walls are topped with weathered black timber strips that contrast beautifully with the warm wood. Climbing shrubs, including roses, a Goji bush, clematis, and honeysuckle, will bring a splash of colour to the garden. A dark-stained shed provides additional storage space and a sense of privacy and security. The Area Kilburn Lane is excellently located close to Queen's Park, Kensal Rise and Ladbroke Grove. Nearby Chamberlayne Road has a fine selection of independent restaurants, delis, pubs and shops, including a butcher, greengrocer, florist and Gail's bakery. Other local favourites include Michiko Sushino sushi bar and Italian restaurant Ida, family owned Vicki's deli, as well as the renowned music venue and gastro-pub Paradise and bar/restaurant Parlour. Further bars, restaurants and pubs can be found along the bustling Lonsdale Road. A range of yoga and pilates studios, gyms and fitness centres are nearby, including Yogaloft and Fierce Grace. Queen's Park offers wonderful outdoor communal space for playing, picnicking, tennis and golf, and on Sundays erupts into activity with its busy farmers' market. The boutiques and restaurants of Westbourne Grove and Portobello Road Market are within



a 30-minute walk. Regent's Canal can be reached by foot in 10-minutes; from there, a 40-minute stroll along its towpath will bring you to Maida Vale, Regent's Park and Paddington Station. Kensal Rise and Queen's Park stations are close at hand; both run Bakerloo Line and Overground services. Buses from Harrow Road reach Kings Cross/Euston and Notting Hill, and Hyde Park in about 25 minutes. There is also good access to the M4, A4 and A40. Council Tax Band: E



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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.