



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.

### First Avenue, London, W10 4NL

£3,200 PCM

Subject to Contract

- Two/three bedroom newly refurbished house in Queens Park
- Private rear garden
- Wooden style flooring
- Newly fitted bathroom, separate W.C
- Double reception room if two bedrooms
- Close to transport links
- Security shutters & blinds
- Guest W.c





## First Avenue, W10 4NL

Newly refurbished two-bedroom cottage offers a rare opportunity to enjoy peaceful residential living... just moments from the vibrant atmosphere of Queen's Park and Portobello Road. Located on a quiet tree-lined street, the property has been beautifully refurbished throughout, blending period character with contemporary comfort.

Arranged over two floors, the home features a welcoming double reception room or second bedroom with original wooden floorboards, creating a warm and inviting atmosphere. The separate, fully equipped kitchen overlooking private east-facing garden—perfect for relaxing or enjoying al fresco meals. The first floor comprises two generous double bedrooms and a stylish modern family bathroom, all finished in neutral décor and presented in immaculate condition.

Superbly positioned within walking distance of Westbourne Park Station on the Hammersmith & City Line, the cottage offers excellent transport links to Central London and beyond, while the nearby shops, cafés, markets and restaurants of Portobello Road, Harrow Road, and Salusbury Road are just a short stroll away.

Available now,

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Approx Gross Internal Area = 75.4 sq m / 812 sq ft

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