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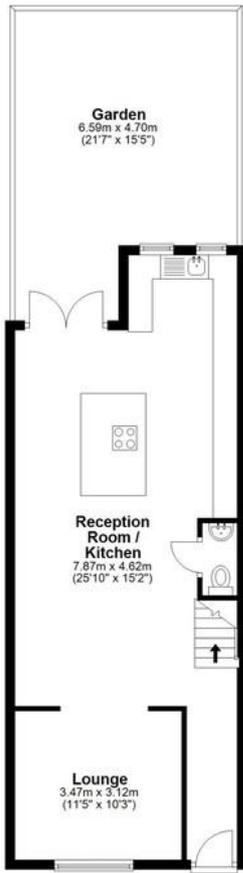
## Droop Street, London W10 £1,185,000 Freehold

Welcome to Droop Street, an immaculate three-bedroom home set on this fantastic residential street in the heart of W10. Finished to an exceptional standard throughout, this is a property where no stone has been left unturned. The ground floor is centred around an incredible open-plan reception and kitchen space spanning over 25 ft in length – a true heart-of-the-home setting. The kitchen is beautifully appointed with high-spec finishes, generous worktop space and a central island, flowing seamlessly into the dining and living area, ideal for both everyday family life and entertaining. Large doors open directly onto a private rear garden extending over 21 ft, creating a perfect indoor-outdoor feel during the warmer months. A separate front lounge offers additional versatility – ideal as a cosy snug, playroom or home office. Upstairs, the first floor provides two well-proportioned double bedrooms along with a generous, contemporary family bathroom finished to a high specification. The top floor loft conversion delivers a superb principal bedroom with excellent proportions and natural light, creating a peaceful retreat away from the main living areas. In total, the house extends to approximately 1,203 sq ft and offers a thoughtful layout across three floors, perfectly suited to modern family living. Droop Street is superbly positioned for the very best of the local area. You are within easy reach of the vibrant cafés, boutiques and market atmosphere of Portobello Road, while Queen's Park and Kensal Rise offer fantastic independent shops, restaurants and excellent transport links including Overground and Bakerloo Line connections. The green open spaces of Queen's Park itself are also close by, making this an ideal setting for families. Falling under Westminster Council, the property benefits from comparatively low council tax rates – another attractive feature for buyers. A truly lovely family home in a brilliant W10 location.

- Period home
- Excellent condition
- Three bedroom
- Fully extended
- Generous garden
- Fantastic location
- Open plan living spaces
- Westminster
- Viewing recommended
- Close to shops and transport



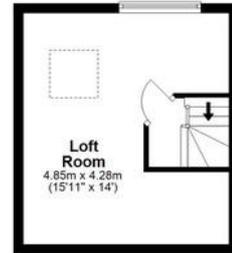
**Ground Floor**  
Approx. 54.8 sq. metres (589.7 sq. feet)



**First Floor**  
Approx. 36.3 sq. metres (390.3 sq. feet)



**Second Floor**  
Approx. 20.7 sq. metres (223.1 sq. feet)



Total area: approx. 111.8 sq. metres (1203.1 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Droop St**

**MONEY LAUNDERING REGULATIONS 2003:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.