

Herbert Gardens, London, NW10

3 2 1

Offers In Excess Of - £1,200,000 *Freehold*

Three bedroom, end-of-terrace family home with the benefit of off street parking, garage, and further potential to extend (STPP). Ideally located for parks, schools and transport connections.

KEY FEATURES

- THREE BEDROOMS
- GARAGE
- POTENTIAL TO EXTEND (STPP)
- DRIVEWAY/OFF STREET PARKING
- 71FT REAR GARDEN
- CLOSE TO TRANSPORT LINKS AND SCHOOLS
- SHORT WALK TO LOCAL PARKS





Kensal Rise & Queens Park

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DESCRIPTION

A fantastic opportunity to acquire this three-bedroom end-of-terrace family home, offering huge potential to extend and create a substantial long-term home.
Currently presented requiring modernisation throughout, the property offers approximately 1,689 sqft including the garage.
The garage is major feature offering substantial footprint to the side, providing excellent scope for a double-storey side extension and ground-floor wrap-around extension.

A loft conversion is also possible, similar to other properties in the road - subject to the usual planning permissions and consents. With a driveway to the front and a large garden to the rear, this is an exciting opportunity for a buyer looking to completely transform and significantly enlarge a family home to their own standard and style.









LOCATION

Located just west of vibrant Kensal Rise, this sought-after area offers a rare blend of spacious homes and a more peaceful atmosphere, making it an ideal choice for those seeking a quieter lifestyle without sacrificing convenience.

With larger-than-average properties and lower housing density than nearby Chamberlayne Road, it's perfect for buyers wanting room to grow. The amenities of College Road include a great selection of independent shops, pubs, and restaurants which are just a short stroll away. Excellent transport links from Kensal Green station (Zone 2) are served by both the Bakerloo Line and London Overground, accessing Euston within 15 minutes.

Residents also benefit from easy access to three beautiful parks King Edward VII Park, Roundwood Park, and Queen's Park all popular with locals and ideal for leisure, recreation, and family time.

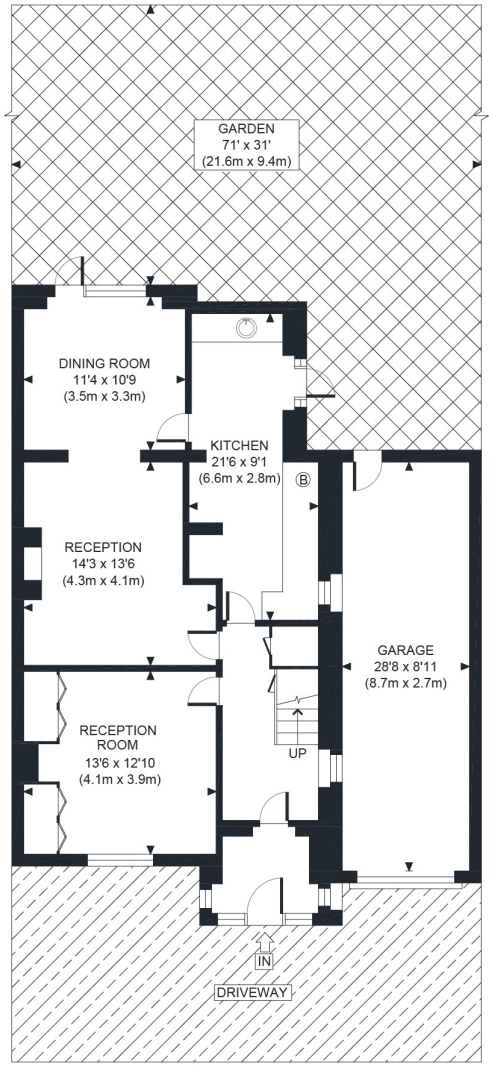
MATERIAL INFO

Tenure: Freehold
Council Tax Band: E

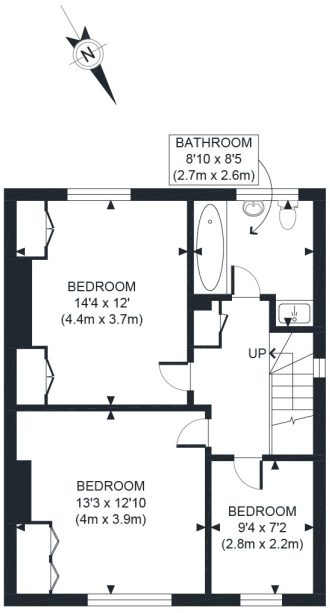
For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/KQP260339

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1689 SQ FT / 157 SQM **APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1388 SQ FT / 129 SQM** Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	Herbert Gardens date 17/09/26 photoplan

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