



Holland Road, London, NW10

Offers in Excess Of - £630,000 *Share of Freehold*



A beautiful two bedroom, split level flat, with additional office room, as well as loft space/mezzanine, offered in excellent condition and no upper chain.

#### KEY FEATURES

- TWO DOUBLE BEDROOMS
- LOFT SPACE/MEZZANINE
- CLOSE TO BAKERLOO LINE & OVERGROUND
- SHARE OF FREEHOLD
- NO UPPER CHAIN
- EXCELLENT CONDITION



Kensal Rise & Queens Park

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#### DESCRIPTION

Offered in excellent condition throughout, this spacious flat is spread over 1,276 sqft, and combines elegant charm with contemporary living.

The property comprises of a modern kitchen with ample cupboard and counter space, with room for a table. This is perfect for entertaining. To the front of the property, there is a spacious reception room with bay sash window flooding the room with natural light.

Accommodation includes two spacious double bedrooms, and third room perfect for use as a nursery/childs room. Off the landing, the vaulted ceiling leads you up to a mezzanine level,

ideal for working from home or additional storage. The property has further potential to convert the loft space in to an official bedroom with ensuite/shower room (STPP).

Further benefits include high ceilings, a well-maintained entrance, and no upper chain.

This is an ideal opportunity for buyers seeking a turn key home in a sought-after location close to parks, amenities and tube/overground links.

Viewing comes highly recommended.





### LOCATION

Holland Road is a lovely wide street just to the West of All Souls Avenue in Kensal Green, with the properties here being larger than average.

Transport links at Kensal Green or Willesden Junction mean that you can use the London Overground or Underground or even the National Rail very easily and there is an array of shops, cafes and Gastropubs on College Road which is around 1/4 mile walk from the flat. King Edward Park is also a few minutes away from the front door.

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

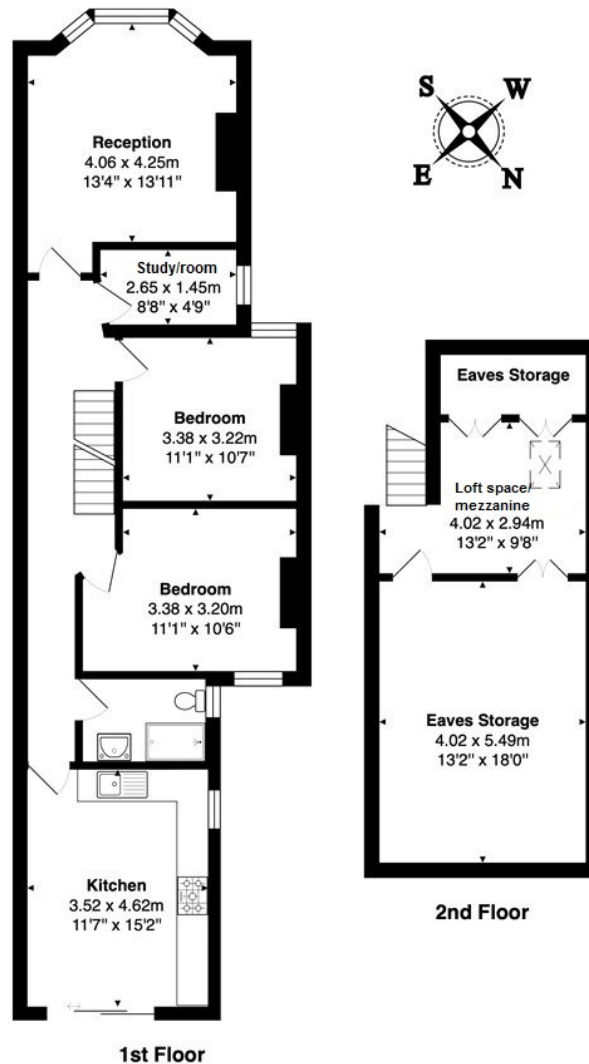


<https://www.winkworth.co.uk/sale/property/KQP200302>

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.

### MATERIAL INFO

**Tenure:** Share of Freehold  
**Term:** 79 year and 11 months  
**Service Charge:** Ask Agent  
**Ground Rent:** Ask Agent  
**Council Tax Band:** D  
**EPC rating:** D



Total Area: 118.5 m<sup>2</sup> ... 1276 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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