



Holland Road, NW10

£1,150,000 *Freehold*

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A brilliant opportunity to buy and renovate this huge family home with a private south facing garden in Kensal Green.

KEY FEATURES

- 2038 SQ.FT (including loft)
- HUGE POTENTIAL
- SOUTH FACING GARDEN
- CLOSE TO AMENITIES
- CLOSE TO ELMWOOD TENNIS CLUB
- FREEHOLD



Kensal Rise & Queens Park

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DESCRIPTION

A rare chance to acquire an unmodernised Victorian family home offering incredible scope to create a truly stunning residence of over 2,500 sq. ft. Currently arranged as four/five bedrooms, the property requires updating but presents an outstanding blank canvas for buyers wishing to design and finish a home to their own style and specification.

With potential to extend to the loft, side and rear (STPP), this house can be transformed into a generous family home while retaining its period character.

One of the property's finest features is its exceptionally large, private south-facing garden, a rarity in the area and perfect for family living and entertaining.

This is a Freehold property, making it an ideal long-term family investment with scope for significant value growth once refurbished and extended.





LOCATION

Holland Road is a charming, wide residential street just west of All Souls Avenue in Kensal Green, well known for its spacious homes that are larger than average for the area. The location offers excellent connectivity, with Kensal Green and Willesden Junction stations close by, giving you easy access to the London Overground, Underground and National Rail.

Just a short stroll away, College Road provides a fantastic mix of local amenities, including the popular Island Pub, Morty & Bob's café, and the much-loved L'Anglo's Deli, perfect for weekend brunches or evening drinks. Families will also appreciate being within reach of Princess Frederica's Primary School, which enjoys a strong reputation locally.

For leisure and outdoor activities, King Edward Park is only a few minutes from your front door, and Elmwood Tennis Club is nearby for those who enjoy keeping active within a welcoming community setting. Altogether, Holland Road combines generous living space with a vibrant local lifestyle, making it a highly desirable place to call home.

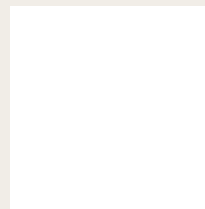
MATERIAL INFO

Tenure: Freehold

Council Tax Band: E

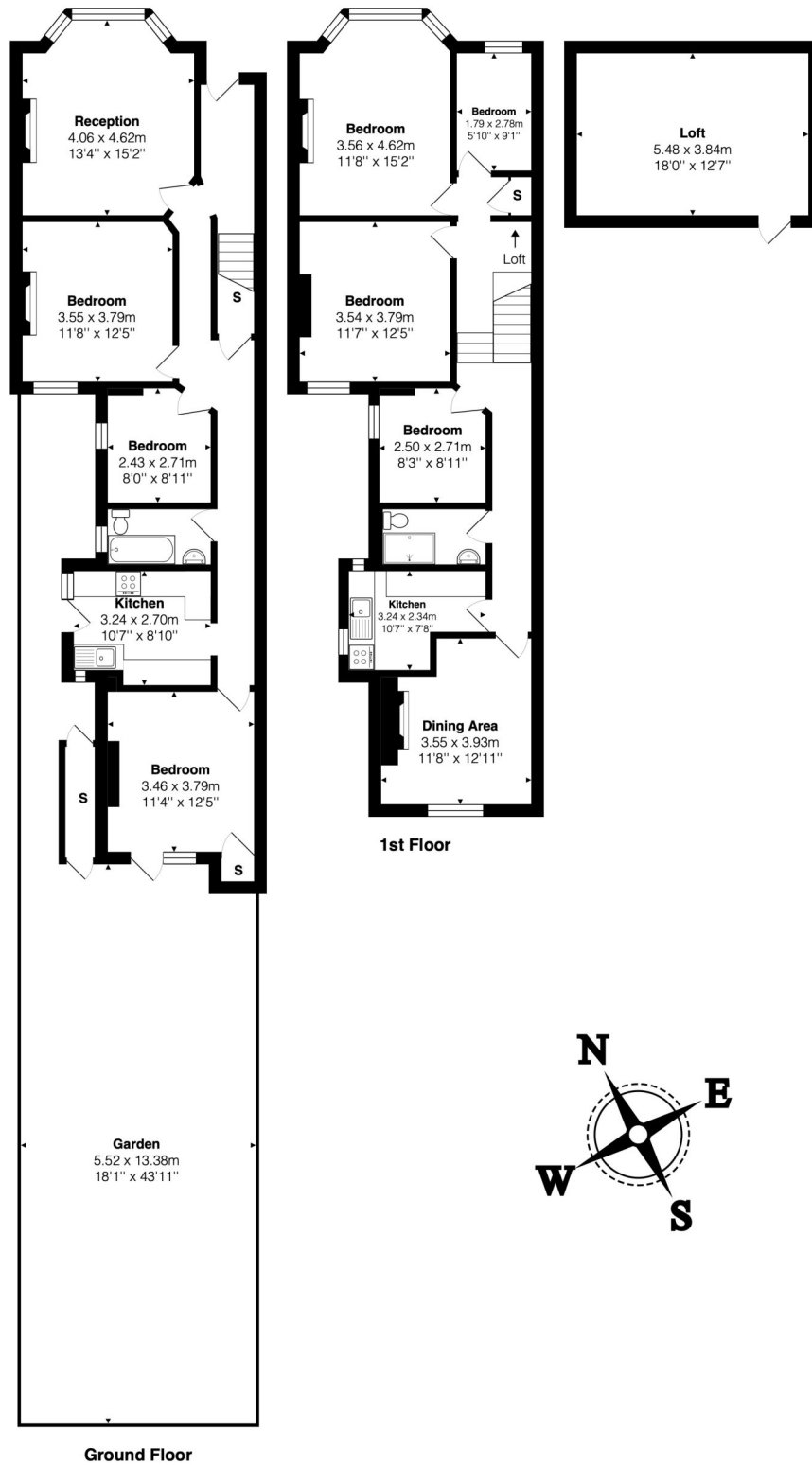
EPC rating: To be confirmed

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



<https://www.winkworth.co.uk/sale/property/KQP240313>

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.



Total Area: 189.3 m² ... 2038 ft² (excluding garden)
 All measurements are approximate and for display purposes only

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