



HERBERT GARDENS, LONDON, NW10
£1,050,000 FREEHOLD

**A GREAT OPPORTUNITY TO PURCHASE AND ADD
YOUR OWN STAMP TO THIS THREE BEDROOM FAMILY
HOME, LOCATED IN THE HEART OF KENSAL RISE.**

Kensal & Queens Park | 0208 960 4947 | kensalrise@winkworth.co.uk

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LOCATION:

The property is located on a quiet street, only a four minutes' walk from College Road with its array of independent shops, cafes, and popular GastroPub, The Island - which is widely considered the best in the area. The location also means that Kensal Rise and Kensal Green Stations are less than a 0.25 mile from the front door, meaning easy access to both the London Overground and the London Underground (Bakerloo line). Various parks including Queens Park are located close by, or it's very easy to get to Hampstead Heath on the Overground.

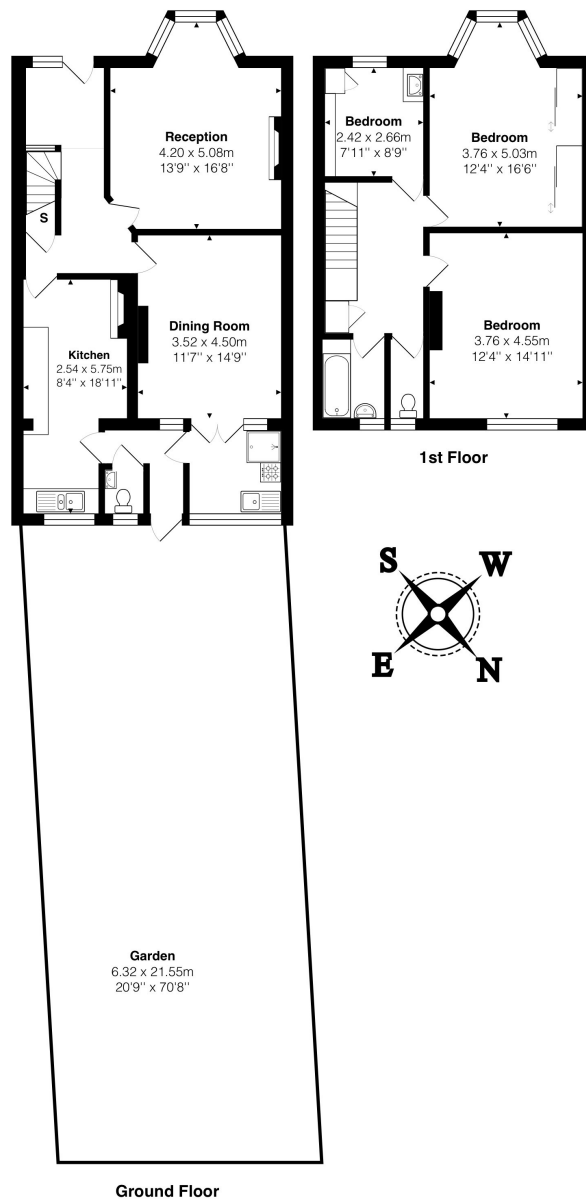




DESCRIPTION:

The property comprises of three generous sized bedrooms on the first floor with a family bathroom and wider than usual landing. On the ground floor, there is a front formal reception room, separate dining room, and kitchen leading to utility area. Further benefits include a 70ft rear garden and off street parking/driveway. Most buyers will look to renovate, as well as extend into the loft space and ground floor rear (STPP) to maximise the space and value of this property. Having seen the results of these works on neighbouring properties and in the immediate area, this type of property and opportunity is certainly sought after.





Total Area: 133.8 m² ... 1440 ft² (excluding garden)
All measurements are approximate and for display purposes only

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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See things differently

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