



Herbert Gardens, London, NW10

£1,250,000 *Freehold*

3  2  1 

Three bedroom, semi-detached 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

0208 960 4947 | kensalrise@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



DESCRIPTION

A fantastic opportunity to acquire this three-bedroom semi-detached 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.

Viewing comes highly recommended.





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.

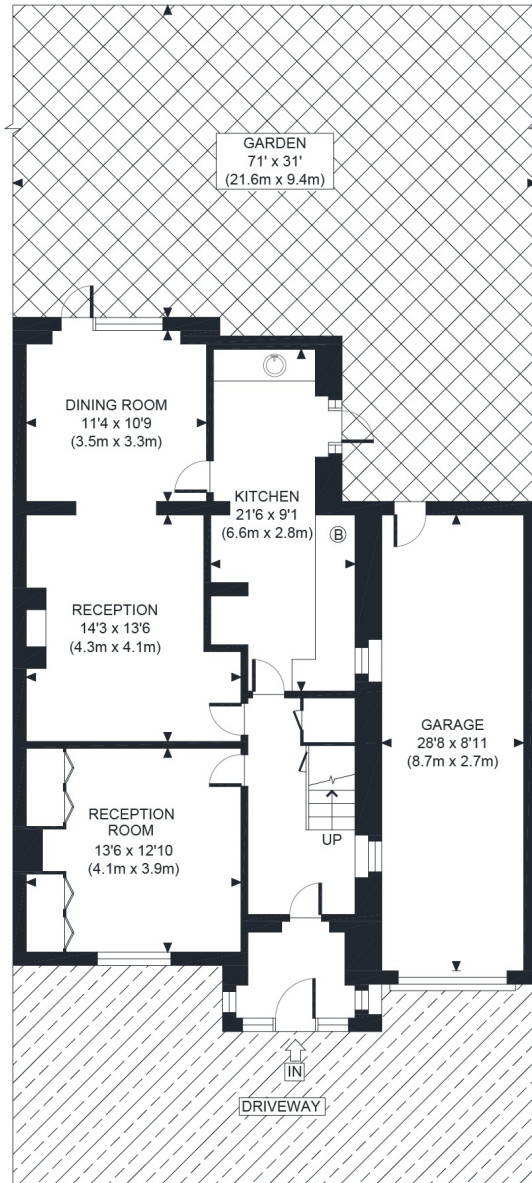
With larger-than-average properties and lower housing density than nearby Chamberlayne Road, it's perfect for buyers wanting room to grow. The amenities of College Road include a great selection of independent shops, pubs, and restaurants which are just a short stroll away. Excellent transport links 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.

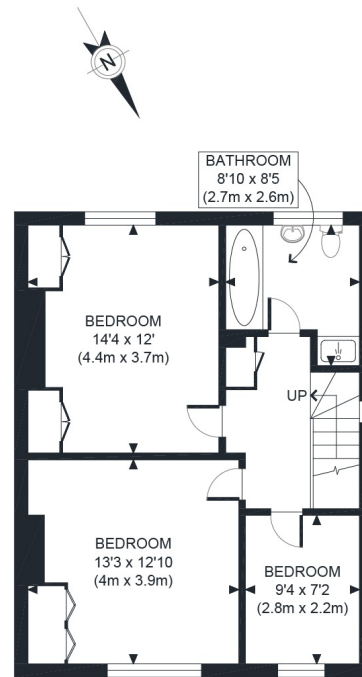
MATERIAL INFO

Tenure: Freehold

Council Tax Band: E



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

Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.