



HERBERT GARDENS, LONDON, NW10  
**£775,000 SHARE OF FREEHOLD**

**WINKWORTH ARE PLEASED TO BRING TO MARKET THIS TRULY STUNNING THREE BEDROOM, TWO BATHROOM, SPLIT LEVEL FLAT SPREAD ACROSS 1,107 SQFT IN A PERIOD CONVERSION ON THE SOUGHT AFTER HERBERT GARDENS.**

**Kensal Rise & Queens Park | 0208 960 4947 | [kensalrise@winkworth.co.uk](mailto:kensalrise@winkworth.co.uk)**





## LOCATION:

Herbert Gardens is a short 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 both 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.

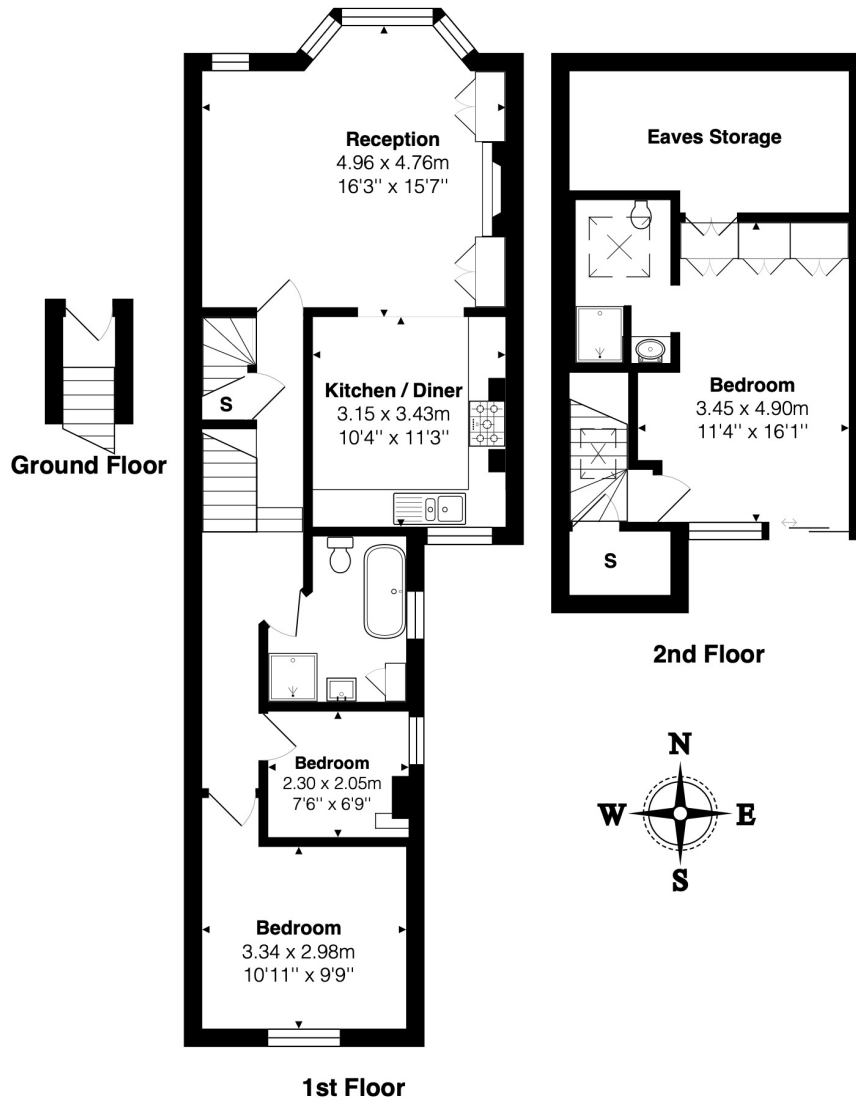




## DESCRIPTION:

This fantastic property is in excellent order throughout arranged over two floors measuring approximately 1,107 sqft. To the front of the property, it has been opened up to create a lovely 'L' shaped open plan area which has ample space for dining, lounging and cooking. There is a lovely central log burner with built in storage, with the kitchen benefitting from integrated appliances. Furthermore on this level there are two bedrooms, and main four piece family bathroom suite. The loft conversion houses the principle bedroom with en-suite shower room, built in wardrobes and south facing Juliet-style balcony. This really is a great example of one of these properties with viewing coming highly recommended.





Total Area: 102.8 m<sup>2</sup> ... 1107 ft<sup>2</sup>  
 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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