



HOLBERTON GARDENS, NW10
£925,000 FREEHOLD

CHARACTERFUL FAMILY HOME MINUTES FROM KENSAL GREEN & WILLESDEN JUNCTION

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DESCRIPTION:

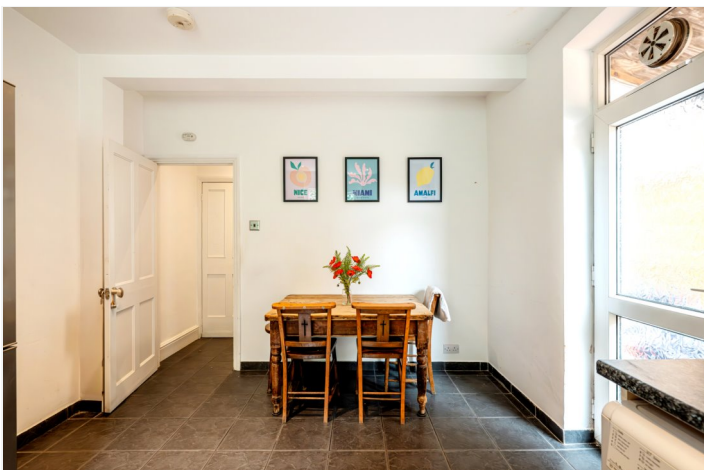
This bright and beautifully presented Victorian home offers 1,121 sq ft of well-proportioned living space, effortlessly combining charming period features with stylish contemporary finishes.

On the ground floor, a spacious open-plan reception flows seamlessly into a fully fitted modern kitchen, creating the perfect setting for both everyday living and entertaining. A newly refurbished bathroom showcases high-quality fixtures and fittings, while the kitchen opens directly onto a private garden — ideal for relaxed indoor-outdoor living. Upstairs, a generous landing leads to three large, light-filled bedrooms and a stylish full bathroom with a bathtub.

The loft provides excellent storage and, with a proper floor already in place, offers exciting potential for conversion under permitted development rights — allowing you to expand this already impressive home without the need for planning permission.

AT A GLANCE

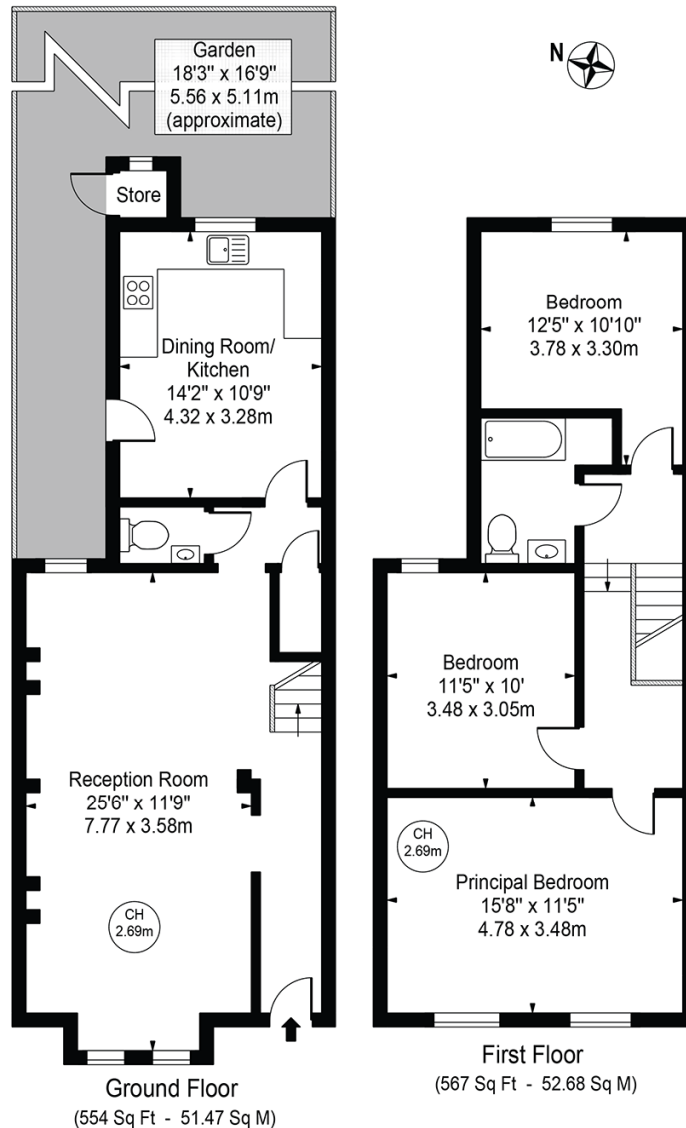
- Victorian period features
- Bright, open interiors
- Private rear garden
- Potential to extend
- Quiet residential street
- Near top schools
- Excellent transport links
- Creative community vibe
- EPC Rating D





Holberton Gardens

Approx. Gross Internal Area 1121 Sq Ft - 104.14 Sq M
(Excluding Store)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Morriarti Photography & Design LTD

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		

Tenure: Freehold

Council Tax Band: D

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.

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