



Holland Road, Kensal Rise, NW10

£580,000 *Share of Freehold*



A delightful two double bedroom ground floor flat in a period conversion with private garden, offered in excellent condition and close to the array of amenities and transport links Kensal Rise has to offer.

KEY FEATURES

- TWO DOUBLE BEDROOMS
- SHARE OF FREEHOLD
- PERIOD FIREPLACES
- NO UPPER-CHAIN
- PRIVATE REAR GARDEN
- SHORT WALK TO TUBE & OVERGROUND LINES



Kensal Rise & Queens Park

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DESCRIPTION

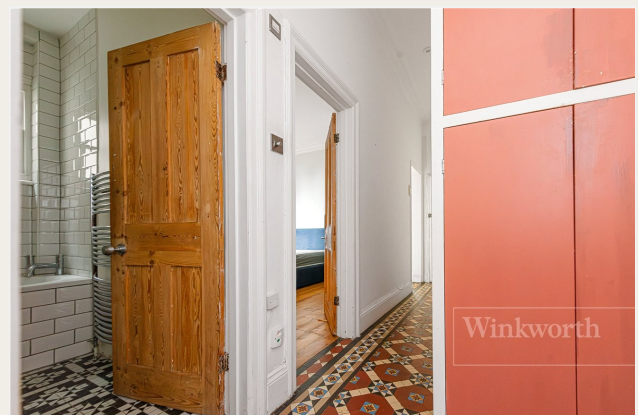
This lovely flat has two generous sized double bedrooms, both offering stunning feature fire places. The modern handle-less kitchen has ample counter space and storage facilities, with the bathroom being a tiled three piece suite.

The reception room and dining area is located to the rear of the property, with French doors leading on to the private garden. The high ceilings giving a sense of space and natural light. The garden is completely private and has been designed for low maintenance with decked area immediately off the reception room and additional

patio at the far end. Perfect for outdoor lounging and

entertaining. Finally, the property also has further potential to be extended to the rear and in to the side return (STPP), similar to other neighbouring properties. Finally, the flat is offered with no upper-chain, and share of freehold.

Viewing comes highly recommended.





LOCATION

This property on Holland Road is ideally situated to take advantage of the amenities on College Road which include L'Anglo's Italian Deli, The Island Pub and Restaurant and Morty and Bob's Café – a hugely popular recent addition. If it's green spaces you're after then the property is close to King Edward Park, as well as within walking distance to Queens Park. For tennis lovers Elmwood Tennis Club is directly opposite the flat and offers pleasant views over the courts and gardens. Transport links are within 1/4 mile from the front door at Kensal Green station which is on the Bakerloo line and the London Overground. Another branch of the London Overground is situated at Kensal Rise station with is also a short distance away. The property is also in the catchment for the highly sought after Princess Frederica's School, and Ark Academy.

MATERIAL INFO

Tenure: Share of Freehold

Term: 992 year and 2 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: C

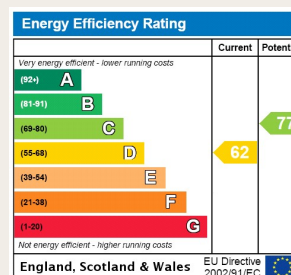
EPC rating: C

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



<https://www.winkworth.co.uk/sale/property/KQP250447>

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.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 781 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 781 SQ FT / 73 SQM

Ref: WWKR

Copyright **photo**plan

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

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