



HERBERT GARDENS, NW10
£1,250,000

**A TRULY UNIQUE OPPORTUNITY TO BUY THIS FAMILY HOME
LOCATED ON AN EXCELLENT PLOT OF LAND IN THE HEART OF
KENSAL RISE.**

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

Winkworth

winkworth.co.uk

See things differently



LOCATION:

There probably isn't a better location than this house in Kensal Rise. The property is only 100m away from College Road with its array of shops, cafe, restaurants and the Island Pub which is widely considered the best in the area. The location also means that Kensal Rise and Kensal Green Stations are less than a 1/4 mile from the front door meaning easy access to both branches of the London Overground and the London Underground Bakerloo line at Kensal Green. Green spaces can be found at Queens Park or it's very easy to get to Hampstead Heath on the Overground.



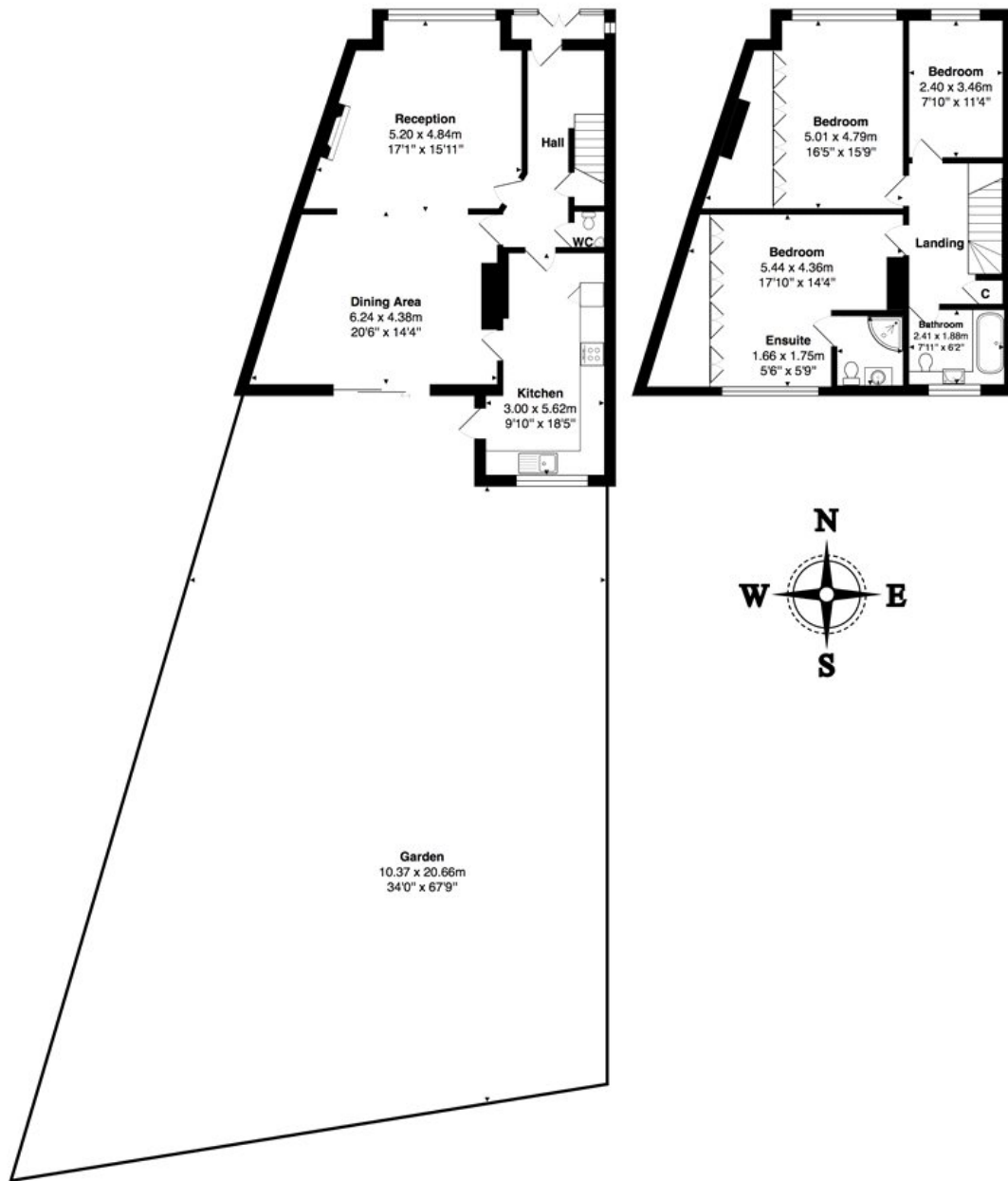
Winkworth



DESCRIPTION:

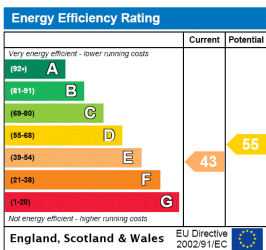
Buyers will see from the floorplan that this is a very unique property, specifically as the plot of land continually widens meaning the garden and rear of the property could be made into something truly exceptional indeed. Currently the property consists of three bedrooms on the first floor with a family bathroom, two receptions downstairs, kitchen, and reception room but most buyers will want to extend into the loft and rear to maximise the space and value of this house. Having seen the results of this work in the area and the uniqueness of this property I'm sure it will be very sought after indeed.

Winkworth



Total Area: 146.2 m² ... 1573 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.



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



winkworth.co.uk

See things differently

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.