

HERBERT GARDENS, LONDON NW10 3BU



EPC Rating: E

A larger than average extended 3 double bedroom house located on a popular residential road in the vibrant and cosmopolitan Kensal Rise area. The house provides great potential for development (subject to usual planning consent), large south facing rear garden and off street parking. Viewing is highly recommended to see what the property has to offer.

- Three double bedrooms
- Extended Kitchen
- Through lounge
- Conservatory extension
- Double glazing
- Gas central heating
- Through lounge
- Guest WC
- Off street parking
- CHAIN FREE
- Gross internal floor area of 1,278sq ft (119sqm) approximately
- The property is situated on the south side of Herbert Gardens, within easy reach of King Edwards Park and Elm Wood tennis courts.
- Nearest stations at Kensal Rise Overground and Kensal Green tube station (Bakerloo line/ BR)

PRICE: £1,050,000 FREEHOLD

HERBERT GARDENS, LONDON, NW10 3BU (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Storm porch leading to:

Entrance Hall: Understairs storage cupboard.

Kitchen: 18'4" x 7'11" (5.60m x 2.42m). Fitted with a range of wall and base cabinets. Breakfast bar. Gas hob with oven below and extractor hood above. Single drainer sink unit with mixer tap. Plumbing for washing machine. Storage cupboard. Double glazed window and door to garden. Leading to:

Guest Cloakroom: Fully tiled walls and floor. Wash hand basin. Low level WC. Double glazed window.

Through Lounge: 30'10" x 13'6" (9.40m x 4.11m). Double glazed bay window. Feature fireplace. Double glazed patio doors. Leading to:

Conservatory: 9'11" x 8'8" (3'01m x 2.63m) Double glazed windows. Patio doors to garden.

First floor:

Bedroom 1 (front): 15'9" x 12'0" (4.80m x 3.65m). Double glazed window. Built-in wardrobe.

Bedroom 2 (rear): 15'0" x 12'0" (4.58m x 3.65m). Double glazed window.

Bedroom 3: (front) 11'5" x 8'1" (3.47m x 2.47m). Double glazed window.

Bathroom: 7'10" x 6'3" (2.40m x 1.90m). Fully tiled walls and floor. Panelled bath with mixer tap. Low level WC. Wash hand basin. Shower cubicle. Double glazed window.

External features: South facing rear garden. Off street parking for two or three cars to the front.

PRICE: £1,050,000 FREEHOLD

VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot be guaranteed. We have not checked the operational condition of the services connected/wiring/appliances at the property and as such offer no warranties thereto. All distances mentioned to and from local amenities are approximate and based on particular routes.

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LONDON NW10**



GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1277.67 SQ. FT / 118.70 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 1355.60 SQ. FT / 125.94 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".