

## **HOLLAND ROAD, KENSAL RISE, NW10 5AY**



EPC Rating: D

We are delighted to bring to the market this spacious centre terrace Victorian built house located in this popular residential location between Doyle Gardens and Wrottesley Road with the nearest Station being Willesden Junction.

The property needs updating but offers huge accommodation with potential for the property to be converted into two flats (STPP) and viewing is highly recommended to appreciate the size of the property which spans some 1,800 sq ft (166 sq m) approximately. The property benefits a south facing rear garden.

- South facing rear garden
- Gas central heating
- Local bus services and shops can be found within a few hundred yards at Harlesden high street.

**PRICE: .....£1,150,000.....FREEHOLD**

**HOLLAND ROAD, KENSAL RISE, NW10 5AY (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Reception Room 1 (front):** 15'1" x 13'5 (4.6m x 4.1m).

**Reception Room 2 (middle):** 12'5" x 12'5" (3.8m x 3.8m).

**Reception Room 3 (middle):** 8'0" x 9'0" (2.4m x 2.7m).

**Bathroom/WC:** 8'0" x 4'4" (2.4m x 1.3m).

**Kitchen:** 10'7" x 8'10" (3.2m x 2.7m).

**Dining Room (rear):** 12'7" x 11'5" (3.8m x 3.5m).

**First Floor:**

**Bedroom 1 (front):** 15'2" x 11'8" (4.6m x 3.6m).

**Bedroom 2 (rear):** 13'0" x 11'7" (3.9m x 3.5m).

**Bedroom 3 (middle):** 12'5" x 11'8" (3.8m x 3.6m).

**Bedroom 4 (middle):** 9'0" x 8'2" (2.7m x 2.5m).

**Bedroom 5 (front):** 9'2" x 6'0" (2.8m x 1.8m).

**Shower Room/WC:** 8'2" x 4'2" (2.5m x 1.3m).

**External Features:** Front and rear gardens, the rear garden having a southerly aspect.

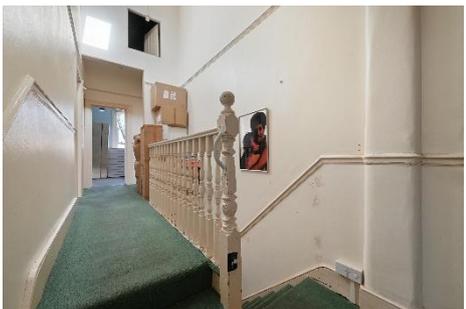
**Council Tax:** Band E.

**PRICE:** **£1,150,000** **FREEHOLD**

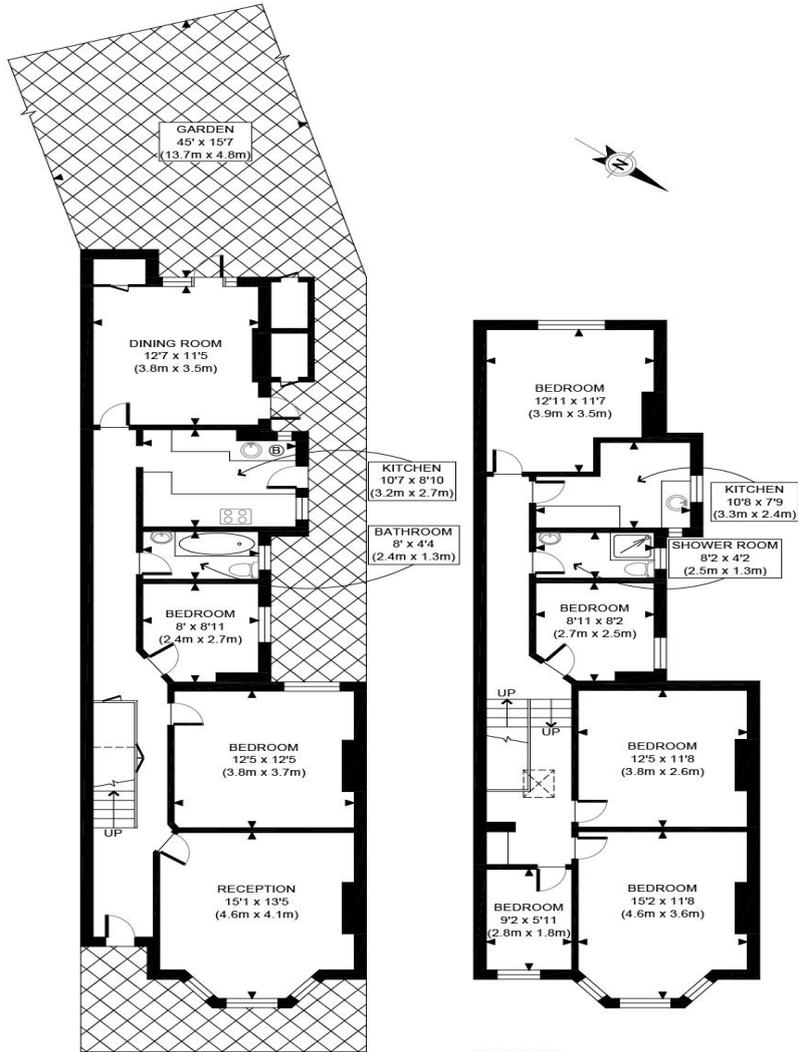
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

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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GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 909 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 874 SQ FT

<b>APPROX. GROSS INTERNAL FLOOR AREA 1783 SQ FT / 166 SQM</b>		<b>Holland Road</b>	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.		date 11/03/26	
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			