

Holland Road, Kensal Rise NW10



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Offered for sale for the first time in nearly four decades, this delightfully restored Edwardian terraced house provides 1,876 sq ft of serene living space spread over three floors on a popular road in the heart of Kensal Rise.

The owners have gone to great lengths to create a tranquil family home using cool and calming tones that enjoy many original features, including picture rails, ceiling cornicing and working fireplaces. On the ground floor, the formal reception room is at the front of the property and has a bay window, while the second reception room is at the rear and overlooks the light filled dining room.



Guide price: £1,350,000

Tenure: Freehold

Local authority: London Borough of Brent

Council tax band: E







The recently renovated kitchen benefits from integrated appliances as well as ample storage. There is also a guest cloakroom and storage on this floor.

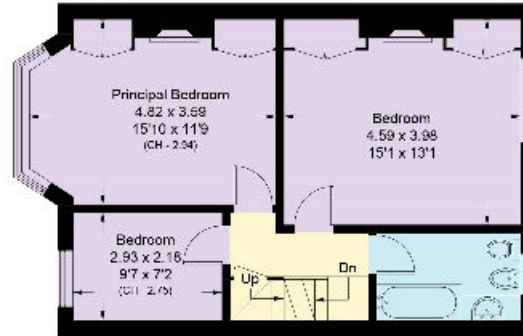
Externally, there is a 68 ft well manicured rear garden that has been lovingly nurtured with an array of mature shrubs. There is also off street parking at the front of the property.

The first floor offers three excellently proportioned bedrooms, including two large doubles and a modern family bathroom. On the second floor, the loft conversion opens to a large fourth bedroom, bathed in sunlight and benefiting from ample eaves storage.



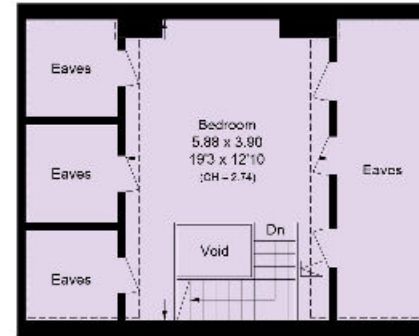
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Approximate Area = 174.3 sq m / 1876 sq ft
Including Limited Use Area / Eaves (28.4 sq m / 306 sq ft) Excluding Void



First Floor

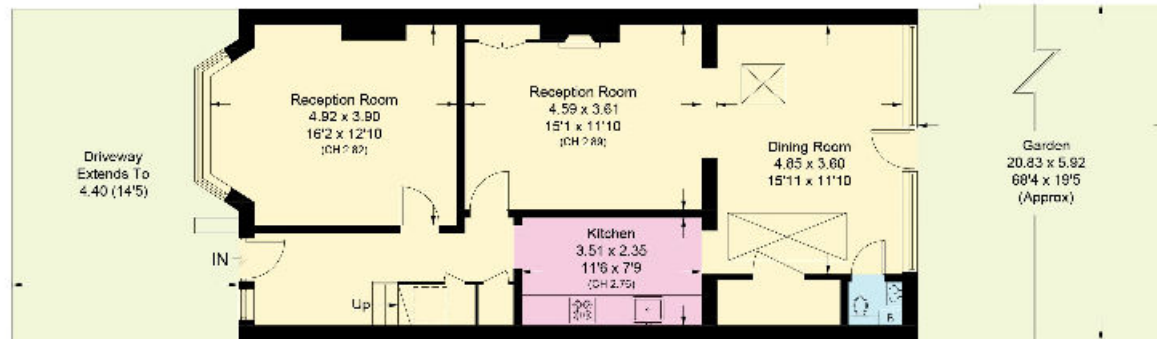
Approximate Area = 63.5 sq m / 578 sq ft
Including Limited Use Area (1 sq m / 11 sq ft)



Second Floor

Approximate Area = 44.5 sq m / 479 sq ft
Including Limited Use Area (26.6 sq m / 286 sq ft)
(Excluding Void)

Reduce head height below 1.5m



Ground Floor

Approximate Area = 76.3 sq m / 821 sq ft
Including Limited Use Area (0.8 sq m / 9 sq ft)
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2023. Photographs and videos dated November 2023.

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