



## HERBERT GARDENS

London NW10





Renovated within the last year, this exceptional family home now features a striking full-width rear extension that opens onto a beautifully manicured, south facing garden.

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Local Authority: London Borough of Brent  
Council Tax band: D  
Tenure: Freehold

Guide Price: £1,500,000





This home has been thoughtfully upgraded throughout, blending contemporary design with practical family living. The ground floor has been reconfigured to offer a flowing, open-plan layout. On entry, you're welcomed by a formal reception room, which leads seamlessly into the dining area and a stylish, fully equipped kitchen. At the heart of the home, the kitchen boasts a central island, shaker-style cabinetry, integrated appliances, and a filtered tap — perfect for both everyday living and entertaining.

This level also includes a utility room, a spacious double bedroom, and an additional living area that would make an ideal children's playroom. This flexible layout could also serve as a separate accommodation or be converted into a self-contained annexe.









To the rear, newly installed bi-fold doors open out to the low-maintenance, south-facing garden, complete with a double garden office — one side of which is currently used as valuable storage space.

Upstairs, there are three well-proportioned bedrooms, including two generous doubles, and two modern family bathrooms.

There is also potential to convert the loft (STPP), which could provide two additional bedrooms and a fourth bathroom, offering even more space for a growing family.

Further benefits include off-street parking for 2–3 cars, a rare convenience in London.





Herbert Gardens is perfectly situated for easy access to excellent transport links via the London Overground at Kensal Rise, or the Bakerloo line at Kensal Green along with an array of amenities on the fashionable Chamberlayne Road. The property is very well positioned for a large selection of private and state schools located in the local areas of Notting Hill, North Kensington, St John's Wood and Hampstead.



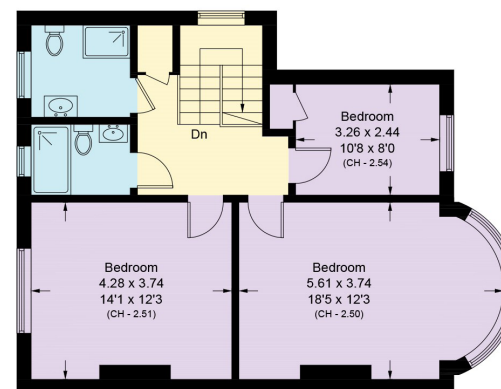








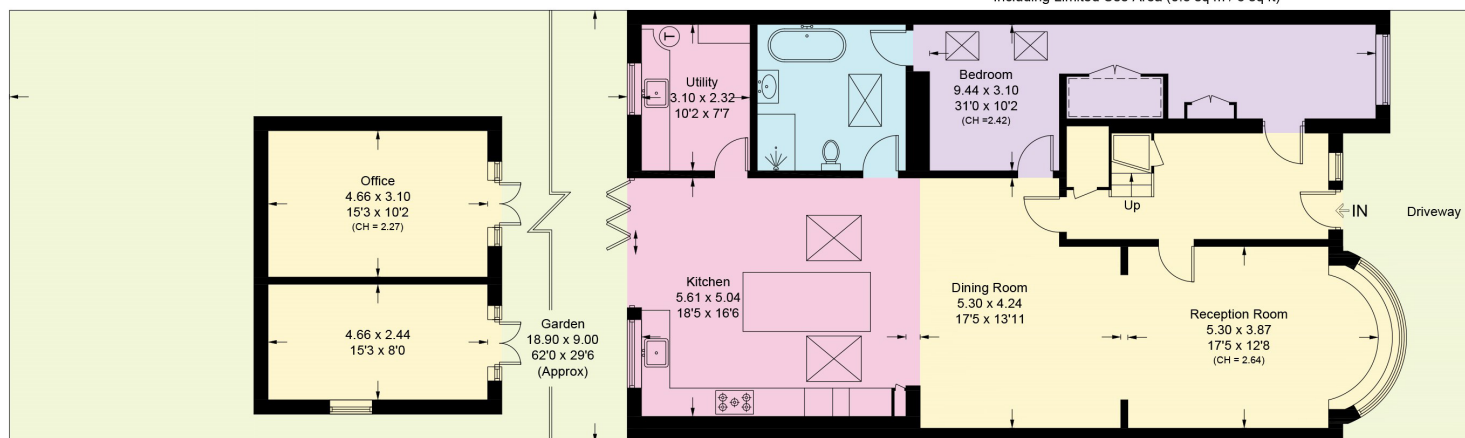




**Ground Floor**

Approximate Area = 63.7 sq m / 686 sq ft  
Including Limited Use Area (0.3 sq m / 3 sq ft)

□ = Reduce head height below 1.5m



**Ground Floor**

Approximate Area = 128.7 sq m / 1385 sq ft  
Including Limited Use Area (2.3 sq m / 25 sq ft)

Approximate Gross Internal Area = 219.16 sq m / 2,359 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
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