



**HOLLAND ROAD, KENSAL RISE, NW10**  
**GUIDE PRICE £500,000 SHARE OF FREEHOLD**

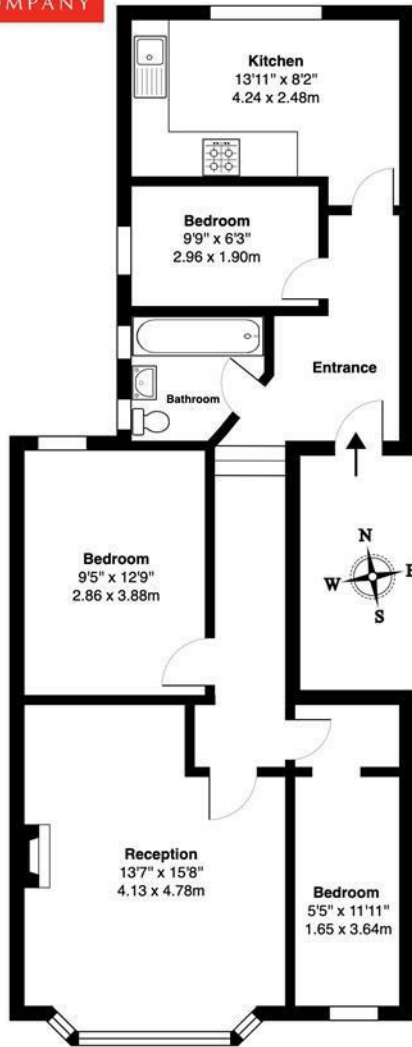
**HARRIS**  
& COMPANY



**SOLD.** Joint Auctioneers. A 2 double bedroom split level first floor flat converted from a period property overlooking Elmwood Tennis Club. The property of some approx. 800 sq ft requires modernisation and further accommodation includes reception room, bathroom and eat in kitchen. Share of Freehold. No Upper chain. Sole agent. Cash purchasers only.

**Location:** Walking distance to local shops, cafes and the Island gastro pub/bar on College Road including Chamberlayne Road. Excellent access to both King Edwards Park and Roundwood Park. Nearest tube station is Kensal Green tube/BR (Bakerloo line) and Kensal Rise Overground.

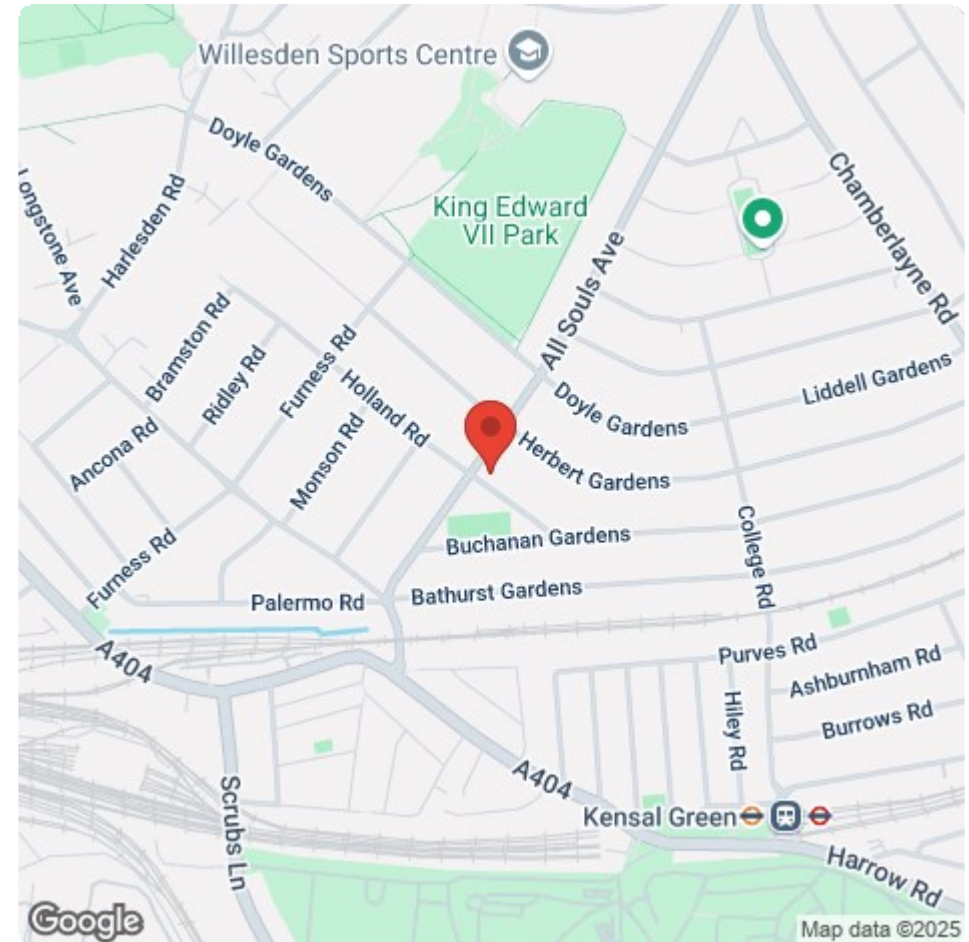




Holland Road, London, NW10 5AH

Total Area: 806 ft² ... 74.9 m²

All measurements are approximate and for display purposes only



Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No Harris and Company employee has the authority to make or give any representation or warranty in respect of the property. Money laundering regulations 2003: Intending purchasers will be asked to provide identification documentation and we would ask for your co-operation to prevent delays in processing the sale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(02 plus) A		
(01-01) B		
(09-00) C		
(55-48) D		
(39-34) E		
(21-30) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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