



Herbert Gardens, London NW10

£485,000 Leasehold

Welcome to Herbert Gardens. This two-bedroom, first-floor apartment is set on a sought-after road in Kensal Rise. Within walking distance of Kensal Rise and Kensal Green stations, the property offers excellent transport links, while College Road - with its array of shops and a pub - is just a stone's throw away. Chamberlayne Road is also a short stroll further down. The apartment is sold chain-free with an 85-year lease and offers approximately 750 sq ft of space, providing a blank canvas for your ideas. Please note, the property is being sold as seen. The situation regarding the loft and its demise is unclear and unconfirmed, so enquiries on this basis cannot be accommodated. You are purchasing a two-bedroom first-floor apartment in its current condition.

- Period conversion
- First floor apartment
- Two double bedrooms
- Chain free
- 85 year lease
- Excellent location
- Bright and airy
- 750 sq ft
- Blank canvas
- Close to shops and transport

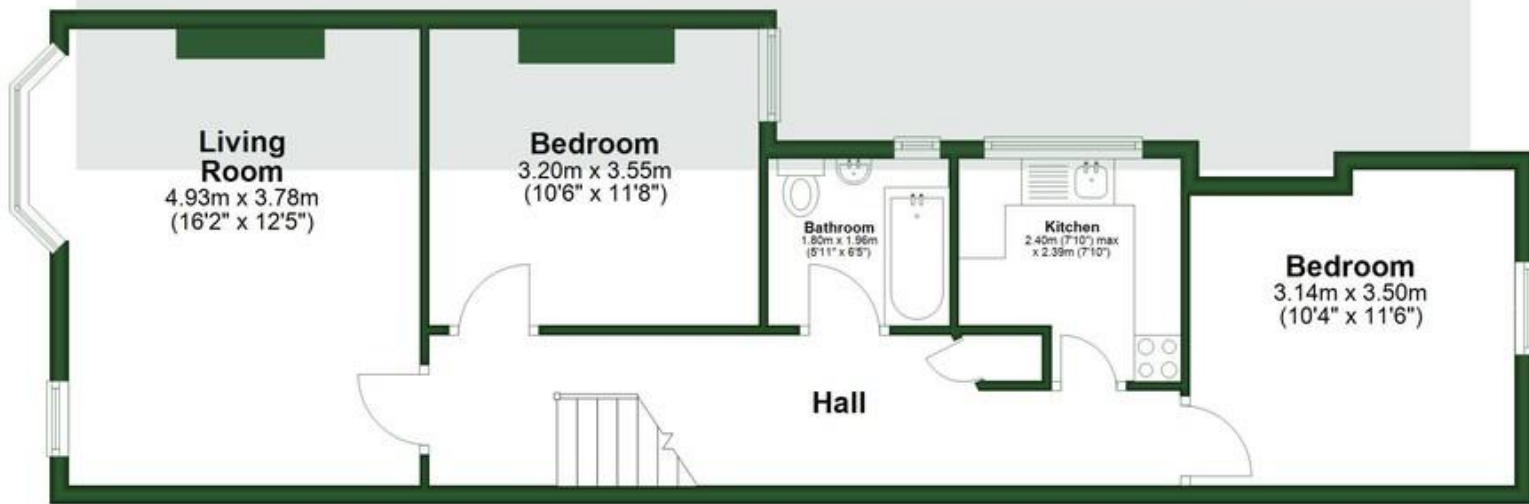
Ground Floor

Approx. 5.0 sq. metres (54.1 sq. feet)



First Floor

Approx. 64.7 sq. metres (696.6 sq. feet)



MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.