



HERBERT GARDENS, KENSAL RISE
LONDON, NW10 3BX
PRICE £1,295,000

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HERBERT GARDENS, KENSAL RISE, LONDON, NW10 3BX

VIDEO TOUR AVAILABLE. This is an exceptional opportunity within a sought-after tree-lined Kensal Rise street to stamp your mark on a delightful extended and chain-free 3-bedroom End of Terrace house spanning 1362 sq ft (127 sq.m) approx and requiring general updating/refurbishment. With its period style features/fireplaces, double-glazed windows and wood flooring this property also offers further scope to extend and/or convert the ample loft/attic space (stpp). The accommodation comprises 3 bedrooms (2 with built in wardrobes), 2 receptions, extended kitchen/dining room, bathroom/wc, shower/wc, with a fantastic 72ft rear garden and attached garage with off street parking for one car. This fine home is situated close to the popular deli's/bar along College Road and near to King Edwards Park, Kensal Rise (Mildmay Line) and Kensal Green (Lioness & Bakerloo Line) stations. Tenure is Freehold and Council Tax Band is 'E' (London Borough of Brent).



ENTRANCE HALL

Enter via double glazed front door with wing window leading to hallway with wood flooring, period style hall arches, radiator, ceiling cornice, understairs cupboard.

RECEPTION 1

15'9 x 13'2 (to alcove) (4.80m x 4.01m (to alcove)) with wood flooring, period style fireplace, and hearth, double glazed windows, radiator, ceiling cornice, picture rail.

RECEPTION 2

14'9 x 11'6 (to alcove) (4.50m x 3.51m (to alcove)) with radiator, wood flooring, ceiling cornice, picture rail, open access to :-

EXTENDED KITCHEN/DINING ROOM

21'0 (to furthest point) x 17'0 (to furthest point) (6.40m (to furthest point) x 5.18m (to furthest poi)) 'L' shaped extended kitchen/diner with 2 inset sink/drainers, range of wall and base cupboards, work surfaces, 2 x 4-ring hobs, ovens and extractors, plumbing for washing machines, tiled floor, double glazed windows and door to rear garden, radiator.

SHOWER/WC

with built in shower cubicle, wc, tiled walls, panelled ceiling, extractor fan.

STAIRS & LANDING

TO FIRST FLOOR

with built in landing cupboard, access to loft space, double glazed landing window.

BEDROOM 1

15'9 x 13'0 (to alcove) (4.80m x 3.96m (to alcove)) with built in mirrored wardrobe, period style fireplace, double glazed windows, radiator, ceiling coving, picture rail, high level cupboard.

BEDROOM 2

15'0 x 12'2 (4.57m x 3.71m) with built in mirrored wardrobes, period style fireplace, picture rail, double glazed windows, radiator.

BEDROOM 3

8'9 x 8'0 (2.67m x 2.44m) with radiator, laminate flooring, picture rail, ceiling coving, double glazed windows.

BATHROOM/WC

white suite comprising bath and shower attachment, wash hand basin, wc, part tiled walls, double glazed frosted windows, radiator, built in cupboard with central heating boiler, picture rail.

GARDEN

at rear, 72ft approximately (visual estimate) with brick stores and rear access to garage.

GARAGE & OFF STREET PARKING

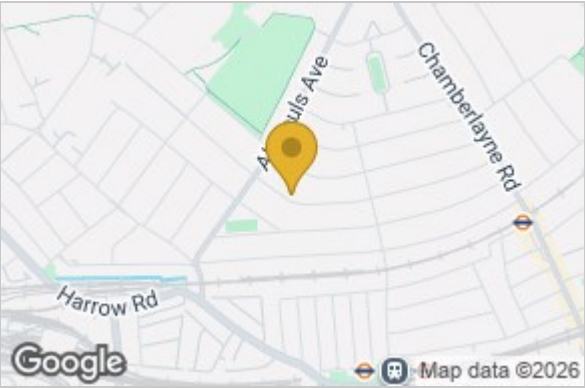
with side attached garage, irregular shaped and with off street parking to the front for one car.

TENURE

The tenure is Freehold.

The operational condition of the services and appliances connected at the property have not been checked and as such no warranties are offered thereto.

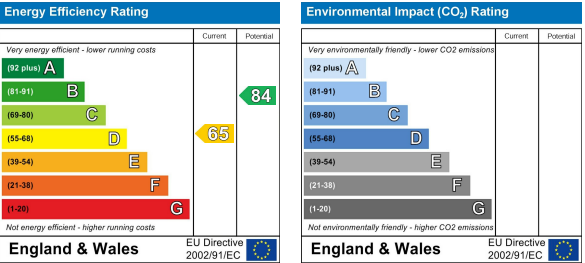
AREA MAP



FLOOR PLAN



ENERGY EFFICIENCY GRAPH



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 person in this firms employment has the authority to make or give any representation or warranty in respect of the property.