



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	74
(39-54) E			
(21-38) F			
(1-20) G			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	75
(39-54) E			
(21-38) F			
(1-20) G			

Holberton Gardens, London, NW10 6AY

£1,750 PCM

Subject to Contract

- Kitchen/diner
- Double bedroom
- High ceiling in reception room
- Double glazed windows
- Entryphone
- Private rear garden
- Gas central heating

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



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Holberton Gardens, NW10 6AY

Sole use of a private rear garden... impressive split-level one double-bedroom apartment, set on the ground floor of a period-style mid-terraced house. The apartment offers large well proportioned accommodation with a bright reception room into bay window, a fitted eat-in-kitchen/diner, and a contemporary-style bathroom.

Holberton Gardens is a small residential Road, that forms part of the College Park a small nest of streets, located on the corner of the Harrow Road & Scrubs Lane City Council area, offering a large variety of local café/bars, restaurants, and a short walk away from Kensal Green/Willesden Junction over/underground stations and numerous alternative transport links.

Available 1st of May

Holberton Gardens College Park NW10 6AY

Approx Gross Internal Area = 50.3 sq m / 541 sq ft



BLEU PLAN
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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Ref

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