

**Holland Road,**  
£450,000

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Positioned on the sought-after Holland Road in the heart of Kensal Rise, this impressive ground floor flat offers an exceptional blend of character, space, and outdoor living. Spanning approximately 855 sq ft, the property benefits from a newly granted 125-year lease and sole use of a private garden, making it a rare opportunity in one of North West London's most desirable neighbourhoods.

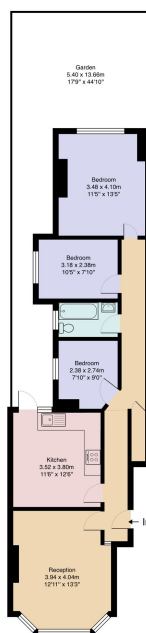
## Key Features

- Prime location on sought-after Holland Road in Kensal Rise
- Newly granted 125-year lease
- Beautiful period features with high ceilings
- Generous living space
- Excellent transport links via Kensal Rise Overground
- Spacious ground floor flat spanning approx. 855 sq ft
- Exclusive private garden
- Bright and airy interiors with abundant natural light
- Moments from cafés, restaurants, and boutiques in Kensal Rise
- Chain Free

Lampards

Holland Road, NW10

Total Area: 79.4 sqm - 855 sq ft (excluding garden)



This floor plan is provided as a guide only. It is not intended to be a contract. The actual property may vary slightly from the floor plan. The floor plan is provided as a guide only. It is not intended to be a contract. The actual property may vary slightly from the floor plan. The floor plan is provided as a guide only. It is not intended to be a contract. The actual property may vary slightly from the floor plan.