



HERBERT GARDENS, KENSAL RISE

LONDON, NW10 3BX

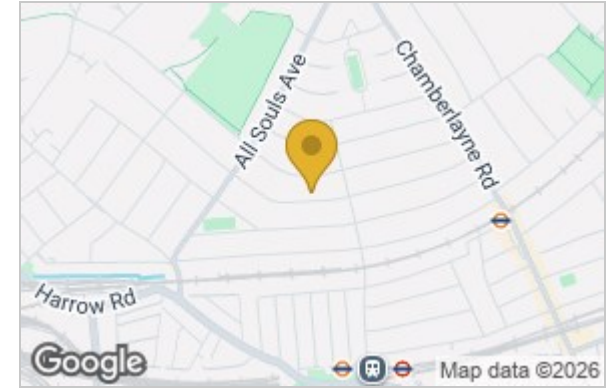
PRICE £1,250,000



# HERBERT GARDENS, KENSAL RISE, LONDON, NW10 3BX

Within the same family ownership for over 30 years, this 1948 sq.ft (181 sq.m) approx 1930s built semi-detached house on three floors was extended/re-modelled in 2002 and comprises 4 bedrooms (2 with fitted wardrobes and one with en-suite shower/wc), 3 reception rooms, extended kitchen with utility, bathroom/wc, shower/wc, 38ft rear garden and attached garage with off street parking to the front. The house is offered with no upper chain and features include wood flooring, period style fireplace, double glazed windows/patio doors with shutters and Megaflo water system. Situated in a very desirable tree-lined street close to the popular bar/deli's along College Road and near to both Kensal Rise (Mildmay Line) and Kensal Green (Lioness & Bakerloo Line) stations. Tenure is Freehold and Council Tax Band is 'E' (London Borough of Brent).

## AREA MAP



### ENTRANCE HALL

enter via external porch door leading to inner door and hallway with wood flooring, double glazed sash and leaded light window and shutters.

### RECEPTION 1

16'9 (to bay) x 13'8 (5.11m (to bay) x 4.17m) with double glazed leaded light windows and shutters, wood flooring, radiators, period style fireplace, ceiling coving, built in alcove cupboards and shelves.

### RECEPTION 2

13'4 x 10'3 (to alcove) (4.06m x 3.12m (to alcove)) with wood flooring, period style fireplace, double glazed patio doors with shutters leading to rear garden, open access leading to :

### RECEPTION 3

13'3 x 9'3 (4.04m x 2.82m) with understairs cupboard containing Megaflo water cylinder and electric meter, open access leading to :

### EXTENDED KITCHEN

12'10 x 8'11 (3.91m x 2.72m) with inset sink/drain, range of wall and base cupboards, work surface, 5-ring Siemens hob, separate oven and microwave, double glazed windows, tiled floor, double glazed patio doors and shutters leading to rear garden, open access to rear hall leading to utility area (7'3 x 4'3) with central heating boiler, sink and radiator, and shower/wc.

### SHOWER/WC

with built in shower cubicle, pedestal wash hand basin, wc, tiled walls, tiled floor, towel radiator.

### STAIRS & LANDING TO FIRST FLOOR

### BEDROOM 1

16'8 (to bay) x 13'4 (5.08m (to bay) x 4.06m ) with built in wardrobes and cupboards, double glazed leaded light windows and shutters, radiators, ceiling coving.

### BEDROOM 2

13'5" x 10'9" (4.09m x 3.28m) with built in wardrobes and cupboards, double glazed windows and shutters, door to en-suite shower/wc.

### EN-SUITE SHOWER/WC

with built in shower cubicle, wash hand basin wc, tiled walls.

### BEDROOM 3

9'5 x 6'2 (2.87m x 1.88m) with double glazed windows and shutters, radiator.

### BATHROOM/WC

with bath, shower attachment and screen, pedestal wash hand basin, wc, tiled walls, towel radiator, double glazed windows and shutters, mirrored medicine cabinet.

### STAIRS & LANDING TO SECOND FLOOR

with double glazed landing windows, wood flooring, low level storage cupboards.

### BEDROOM 4

11'7 x 11'0 (plus recesses) (3.53m x 3.35m (plus recesses)) with velux double glazed roof windows, wood flooring, radiator, eaves storage cupboards, inset sink and drainer.

### GARDEN

at rear 38ft x 28ft approx (visual estimate) with fish pond, paved patio, rear store, barbeque area, brick pier.

### GARAGE & OFF STREET PARKING

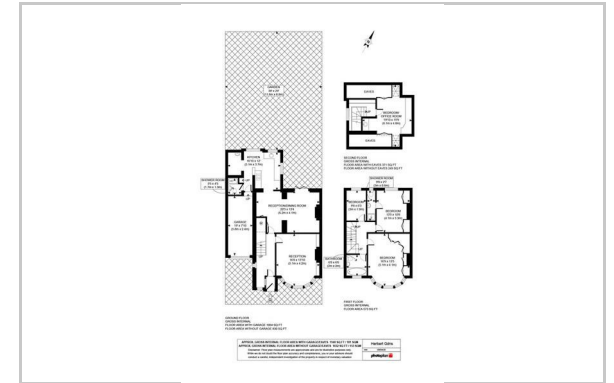
garage of single car size with up-and-over door, rear access from kitchen hall.

### TENURE

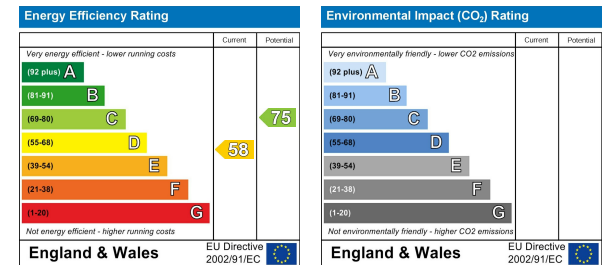
The tenure is Freehold. The operational condition of the services and appliances connected at the property have not been checked and as such no warranties are offered thereto.



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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