



HOLLAND ROAD, KENSAL RISE (BORDERS)

LONDON, NW10 5AX

PRICE £895,000



HOLLAND ROAD, KENSAL RISE (BORDERS), LONDON, NW10 5AX

REFURBISHMENT OPPORTUNITY. We are delighted to offer this 1920's built terraced house with 1373 sq.ft (128 sq.m) of accommodation comprising 4 bedrooms, 3 receptions (two intercommunicating), kitchen, 2 bathroom/wc's, 50ft rear garden and off-street parking to the front. The property, which is offered with no upper chain, has central heating, a re-tiled roof but requires complete refurbishment and offers further scope for increasing the living space by extending to the rear and/or loft conversion (stpp). Situated near to both King Edwards Park/Willesden Sports Centre, beautiful Roundwood Park and walking distance to Willesden Junction (Zone 3 – Mildmay, Lioness & Bakerloo Line) station. Tenure is Freehold and Council Tax Band is 'E' (London Borough of Brent).



ENCLOSED PORCH
leading to :

ENTRANCE & HALLWAY
inner main door leading to hallway
with understairs meter cupboard,
picture rail, radiator.

RECEPTION 1
14'9 (to bay) x 12'8 (to alcove) (4.50m (to bay) x 3.86m (to alcove))
with radiator, ceiling cornice.

RECEPTION 2
11'5 x 11'3 (3.48m x 3.43m)
with radiator, open access to :

RECEPTION 3
12'5 (to alcove) x 11'4 (3.78m (to alcove) x 3.45m)
with double glazed door to rear garden, central heating boiler.

KITCHEN
13'0 x 5'11 (3.96m x 1.80m)
with sink/drain, wall and base cupboards, work surface, radiator,
door to bathroom/wc, door to reception 2/3.

BATHROOM/WC
with bath and shower attachment,
pedestal wash hand basin, wc,
radiator, tiled walls.

STAIRS & LANDING

TO FIRST FLOOR
with access to loft space, built in
landing cupboard, radiator.

BEDROOM 1
14'9 (to bay) x 12'9 (to alcove) (4.50m (to bay) x 3.89m (to alcove))
with radiator.

BEDROOM 2
11'6 x 11'4 (3.51m x 3.45m)
with double glazed window, radiator.

BEDROOM 3
12'5 x 11'4 (to alcove) (3.78m x 3.45m (to alcove))
with radiator.

BEDROOM 4
10'3 x 5'11 (3.12m x 1.80m)
with double glazed window, radiator.

GARDEN
at rear 50ft (visual estimate).

OFF STREET PARKING
to front.

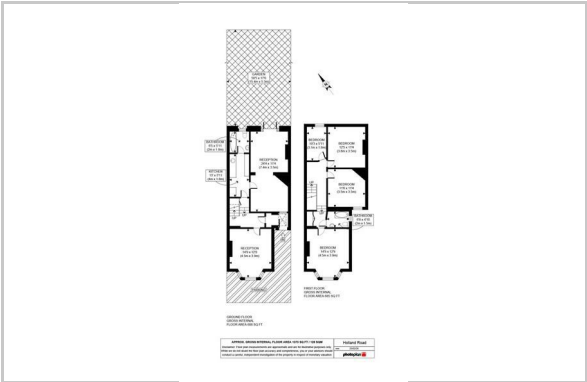
TENURE
The tenure is Freehold.

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

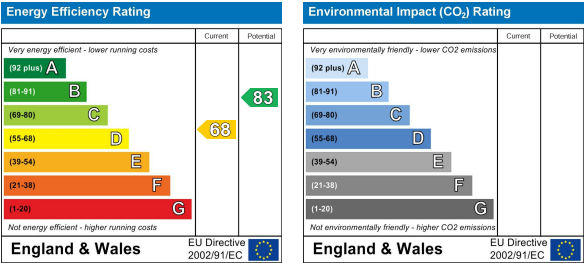
AREA MAP



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