



**Holland Road, NW10**  
London

Guide Price  
**£600,000**



**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

**GUIDE PRICE: £600,000 to £650,000**

Holland Road is a beautifully finished first-floor flat on a quiet, tree-lined street in the heart of Kensal Green. Offering over 1,270 sq ft of thoughtfully arranged living space, this home combines period charm with contemporary comfort and comes with the benefit of a share of freehold and no upper chain.

The flat spans the entire first floor of this handsome period conversion, with high ceilings, bay sash windows, and original features adding character throughout. At the front of the property, a spacious reception room with a large bay window makes for a perfect place to unwind – whether reading, relaxing, or watching TV.

The separate kitchen/dining room sits to the rear, creating the true heart of the home. With ample cupboard space, modern appliances, and room for a dining table, this space is ideal for entertaining, family meals, or any aspiring home chef.

Accommodation comprises two generous double bedrooms, plus a third versatile room that works perfectly as a nursery, dressing room, or study. The family bathroom is well-sized and finished to a high standard.

A real highlight of this property is the cleverly designed mezzanine/loft space, currently set up as a dual-desk home office with additional eaves storage. This flexible area could just as easily be a playroom, library, or quiet retreat. There is also scope to fully convert the loft to create an additional bedroom with en suite (STPP), offering excellent future potential.

Further benefits include double glazing throughout, a well-maintained entrance, and a light, airy feel across the whole property.

Perfectly positioned close to College Road and Chamberlayne Road, residents can enjoy independent cafés, pubs, and shops nearby. The green open spaces of Queen's Park and Roundwood Park are within walking distance, and transport links are excellent with both the Bakerloo Line and London Overground at Kensal Green station, just moments away.

This is a turnkey home with space, character, and a clever layout – a property that truly lingers in your mind once you've viewed it.

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**Tenure: Share of Freehold**

**Property Type: Flat**

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- GUIDE PRICE: £600,000 to £650,000
- Spacious first-floor flat (1,276 sq ft) spanning entire floor
- Two generous double bedrooms plus third nursery/study
- Large bay-fronted reception room flooded with natural light
- Separate kitchen/dining room – perfect for entertaining
- Loft mezzanine/home office with abundant eaves storage
- Potential to convert loft to official bedroom with en suite (STPP)
- High ceilings, original features, and double glazing throughout
- Share of freehold and no upper chain
- Quiet, tree-lined street close to Queen's Park and Roundwood Park





**Council Tax Band: D**

**Tenure: Share of Freehold**

**Property Type: Flat**





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