



Holberton Gardens, College Park, NW10 6AY

£695,000

Subject to Contract

- Three double bedrooms
- Reception room into bay
- French doors to garden from dining room
- Eat in kitchen * Utility room
- Bathroom combined w.c
- South/easterly facing rear garden

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 59 | 66 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| 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 | | 53 | 59 |
| (39-54) E | | | |
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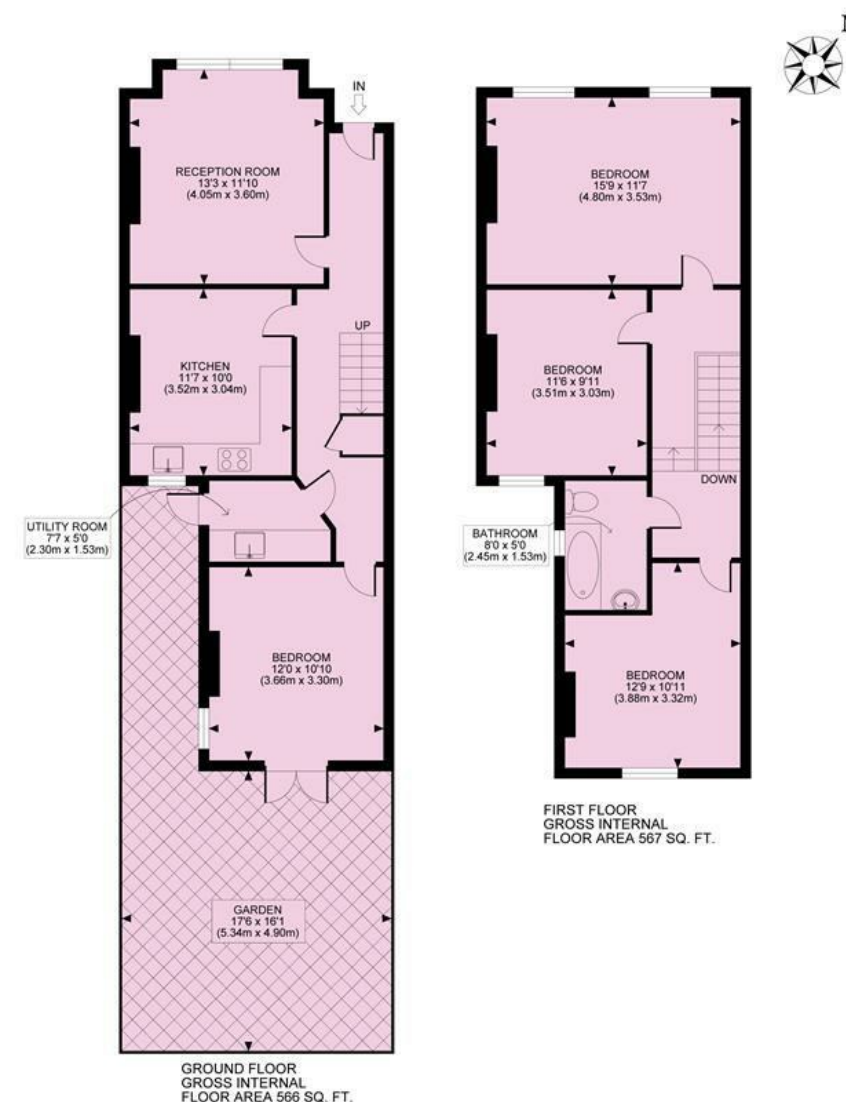
Blank canvass... spacious, well proportioned three bedroom mid-terraced period style house, presently arranged over two floors, with the potential of the loft being converted into another living space & a side return subject to the appropriate requirements, boasting south/easterly facing rear garden, located in a quiet village style nest of roads, off Scrubs Lane a short bus ride of the Westfield shopping centre.

The property offers 1133sq" of accommodation, comprising of three double bedrooms on the first floor along with bath combined W.C, high ceilings, three further double rooms on the ground floor and door leading out to the garden from a utility room.

Located in the sought after College Park, stones throw of a variety of local shops, bars/cafes, restaurants, and both Kensal Green/Willesden Junction train stations are close at hand.



HOLBERTON GARDENS, NW10
TOTAL APPROX. FLOOR PLAN AREA 1133 SQ.FT. (105 SQ.M.)



All measurements walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zentuvo
www.zentuvo.co.uk

Tenure Freehold

Price £695,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



Tel: +44 (0)2 8960 9988
Fax: +44 (0)2 8960 9989

Email: mail@warwickestateagency.co.uk
warwickestateagents.tv | warwickestateagents.co.uk

69 Chamerlayne Road, London NW10 3ND
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989