



**Herbert Gardens, London, NW10**

**Guide Price £525,000 Freehold**

Located on the popular Herbert Gardens in NW10, this two-bedroom first-floor flat offers an exciting opportunity for buyers looking to put their own stamp on a property. Spanning approximately 667 sq ft, the flat features well-proportioned rooms and excellent potential for refurbishment. Loft space also included.

The layout comprises a spacious reception room, separate kitchen, two bedrooms, and a family bathroom. Retaining many original features, the property is ideal for modernisation and would suit end-users or investors keen to add value in a desirable part of North West London.

Herbert Gardens is a quiet, tree-lined residential street with excellent access to local amenities, transport links, and the vibrant shops, cafes, and restaurants of Kensal Rise and Queen's Park. The closest stations are Kensal Green Underground Station and Kensal Rise Overground Station, both just a short walk away.

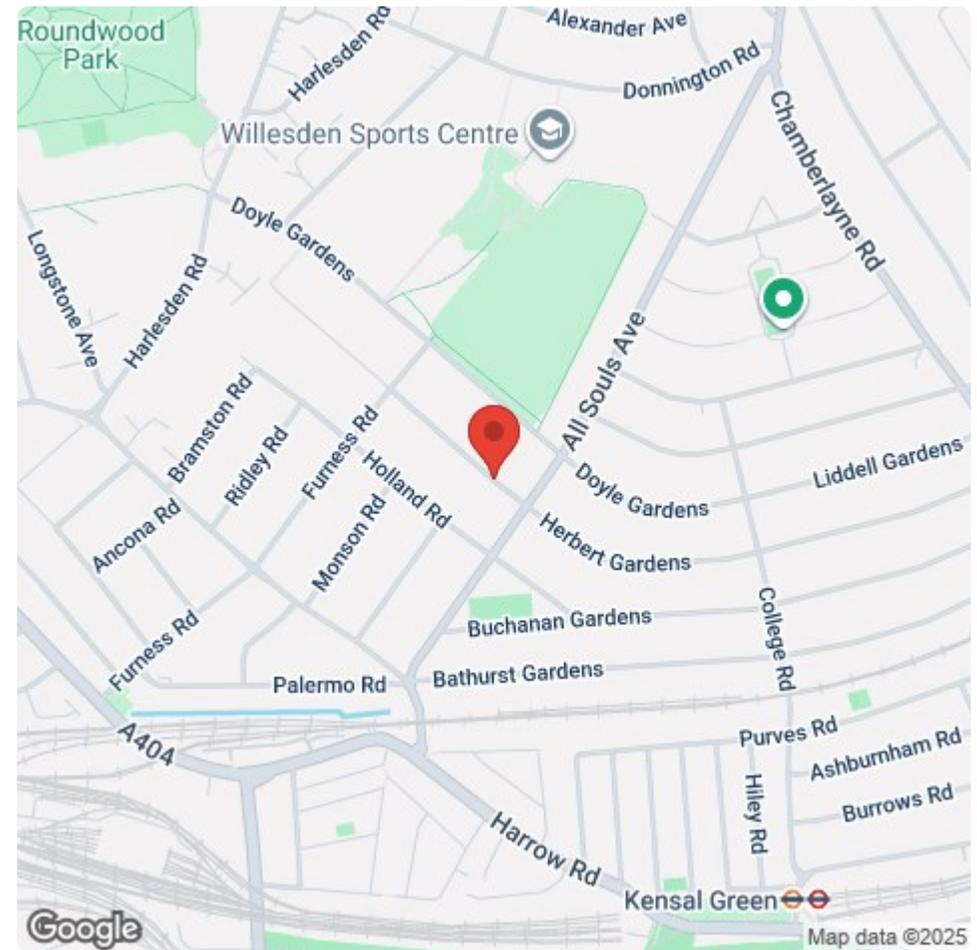
Viewing by appointment only. Freehold available at separate negotiation.





**TOTAL: 700 sq. ft, 65 m<sup>2</sup>**  
 FLOOR 1: 61 sq. ft, 6 m<sup>2</sup>, FLOOR 2: 639 sq. ft, 59 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 159 sq. ft, 15 m<sup>2</sup>  
 WALLS: 89 sq. ft, 8 m<sup>2</sup>

This Plan Is For Layout Guidance Only And Is Not Drawn To Scale Unless Specified. All Dimensions, Including Windows, Doors, And The Total Gross Internal Area (gia), Are Approximate.



Disclaimer: 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 Harris and Company employee has the authority to make or give any representation or warranty in respect of the property. Money laundering regulations 2003: Intending purchasers will be asked to provide identification documentation and we would ask for your co-operation to prevent delays in agreeing the sale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

- 106 Chamberlayne Road, Kensal Rise  
London NW10 3JN
- [info@harrisandcompany.co.uk](mailto:info@harrisandcompany.co.uk)
- [www.harrisandcompany.co.uk](http://www.harrisandcompany.co.uk)
- 020 8969 1333

**harris & company**