



Holberton Gardens, London, NW10 6AY

Asking Price £725,000

Subject to Contract

- Three bedroom mid terraced house for refurbishment
- Two bathrooms
- Extension potential to loft & rear subject to the usual consents
- Quiet street in Hammersmith & Fulham
- Private 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		
(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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Holberton Gardens, NW10 6AY

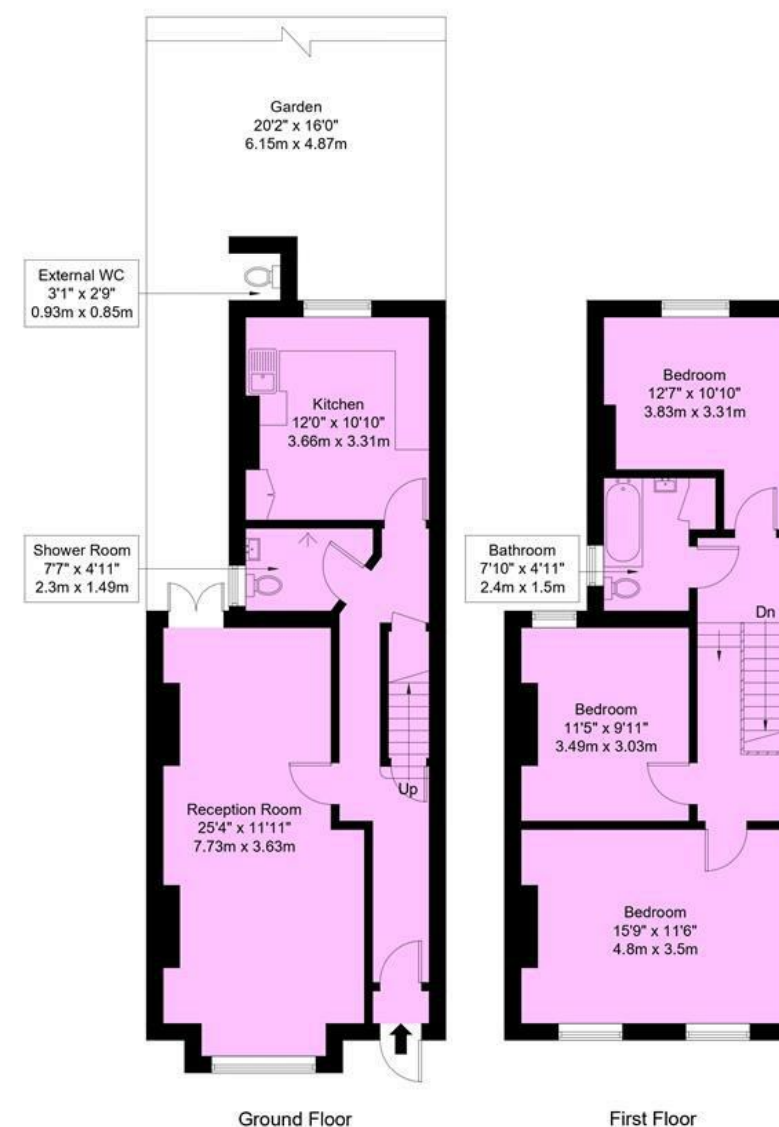
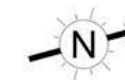
Unmodernised mid-terraced period house with exceptional potential... rare opportunity to acquire this charming two/three double bedroom mid-terraced period home, offering a blank canvas for renovation and excellent scope to extend, subject to the usual consents. Benefiting from an approximately 30 ft private rear garden, the property is tucked away within a quiet enclave of residential roads just off Scrubs Lane, enjoying a convenient location close to excellent transport links.

Extending to over 1,100 sq ft of well-proportioned accommodation, the house retains a wealth of original period features, including high ceilings. The bright front reception room is enhanced by an attractive bay window, rear dining room with French doors leading out to garden, while the spacious eat in kitchen provides a welcoming dining area. Further accommodation comprises a generously sized family bathroom with W.C. and a separate wetroom on the ground floor with W.C.

Holberton Gardens is a peaceful residential street within the highly sought-after College Park conservation area, ideally positioned within walking distance of an excellent selection of local cafés, bars, restaurants and independent shops. Kensal Green and Willesden Junction stations, offering both London Overground and Underground services, are within easy reach, providing fast and convenient connections into Central London and beyond.

Holberton Gardens, NW10 6AY

Approx Gross Internal Area = 106.9 sq m / 1151 sq ft



Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright @ BleuPlan

Tenure Freehold

Price Asking Price £725,000 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 Chamberlayne Road, London NW10 3ND
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989