



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 | | |
| | 63 | 75 |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) 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 | | |
| | 57 | 74 |
| England & Wales | EU Directive 2002/91/EC | |

Holland Road, Kensal, NW10 5AU

Asking Price £665,000

Subject to Contract

- High ceilings with period mouldings in reception makes it feel both elegant and spacious
- Sunny south/westerly facing private rear garden
- Two double bedrooms
- Share of freehold
- Separate eat in kitchen
- Timber floors
- Unique, generously sized



Holland Road, NW10 5AU

Unique, generously sized... timber floored two double bed roomed apartment with a south/westerly facing private rear garden, and some imposing period features enhanced by high ceilings. On the ground floor of this impressive end-terraced house, in a broad attractive road.

The property offers 892 sq ft of living/entertaining space, with French doors leading out to the private rear garden from a large reception, a fully tiled bathroom, and a fitted kitchen.

Holland Road in close proximity to Kensal Green Station (Bakerloo & Overground Services) and Kensal Rise Overground both providing reliable services into and out of Central London and within easy reach of the shops, bars, and restaurants along with the green open spaces of Elmwood Park and Elmwood Lawn Tennis Club.

Holland Road, NW10

Approx. Gross Internal Area = 82.9 sq m / 892 sq ft



Ref

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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Tenure Leasehold - Share of Freehold

Price Asking Price £665,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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