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**Holberton Gardens, College Park, London NW10 6AY**  
**£735,000 - Freehold**



## PROPERTY DESCRIPTION

NO UPPER CHAIN...

A charming three-bedroom terraced house in the highly sought-after area of College Park that offers lots of potential. Perfectly suited for those looking to invest in a property that offers scope for modernisation, this home boasts two spacious reception rooms and a private rear garden, making it an ideal canvas to create your dream family residence. With its fantastic location and proximity to excellent transport links, this property presents a rare opportunity to put your own stamp on a classic London home.

Situated in the heart of College Park, this property benefits from being in a vibrant and well-connected neighbourhood. Residents enjoy easy access to Kensal Green Station, offering swift connections to central London and beyond, making it perfect for commuters. The area is known for its friendly community atmosphere, local shops, cafes, and green spaces, ensuring a balanced lifestyle with both convenience and leisure at your doorstep.

Step inside to discover two generously sized reception rooms, each filled with natural light and offering flexible living space. The front reception room provides a welcoming environment perfect for relaxing or entertaining guests, while the second reception room could easily serve as a dining area or a family lounge. Both rooms retain period features that enhance the character of the home and offer a versatile layout to suit your lifestyle.

The kitchen, while in need of modernisation, offers ample space and the opportunity to design a bespoke culinary area tailored to your preferences. Beyond the kitchen, the private rear garden is a true highlight, providing a secluded outdoor space ideal for gardening enthusiasts, alfresco dining, or simply enjoying some fresh air in privacy. The downstairs family bathroom is functional but would benefit from updating to enhance comfort and style.

Upstairs, the three bedrooms present comfortable accommodations, with plenty of natural light and room to personalise according to your needs. Whether you're looking to create a tranquil master suite, a children's room, or a practical home office, these bedrooms offer flexibility and potential.

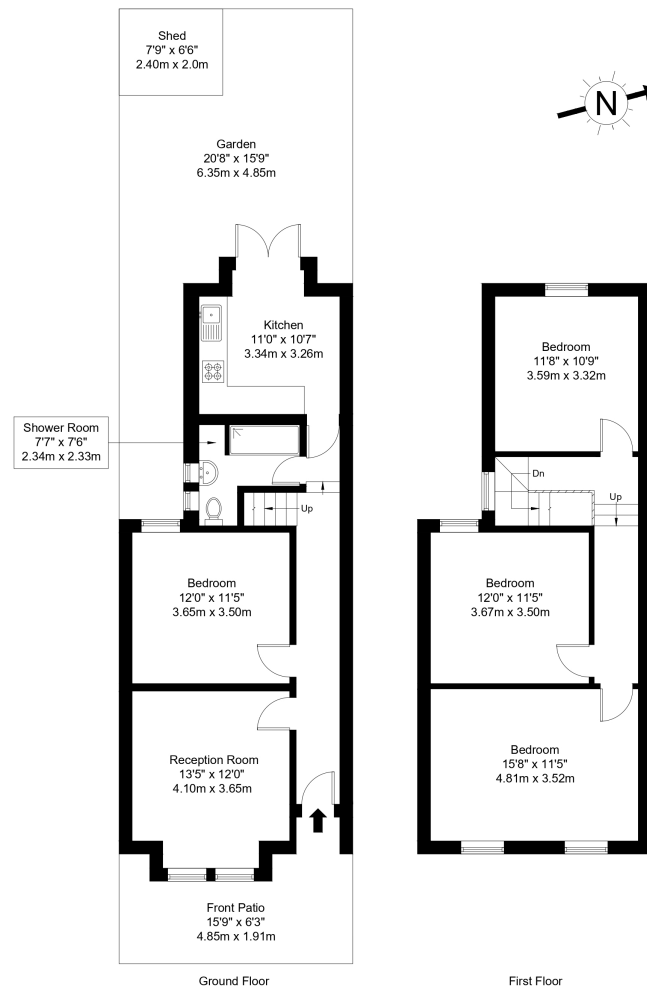
This terraced house's blend of traditional charm, good-sized rooms, and private outdoor space, combined with its excellent location near Kensal Green Station, makes it a noteworthy property for anyone ready to take on a renovation project. Don't miss this chance to secure a home brimming with potential in one of west London's most desirable communities.

## POINTS OF INTEREST

- THREE BEDROOM HOUSE
- IN NEED OF MODERNISATION
- PRIVATE REAR GARDEN
- GREAT LOCATION
- TWO RECEPTION ROOMS
- CLOSE TO KENSAL GREEN STATION

# Holberton Gardens, NW10 6AY

Approx Gross Internal Area = 106.05 sq m / 1142 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.

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