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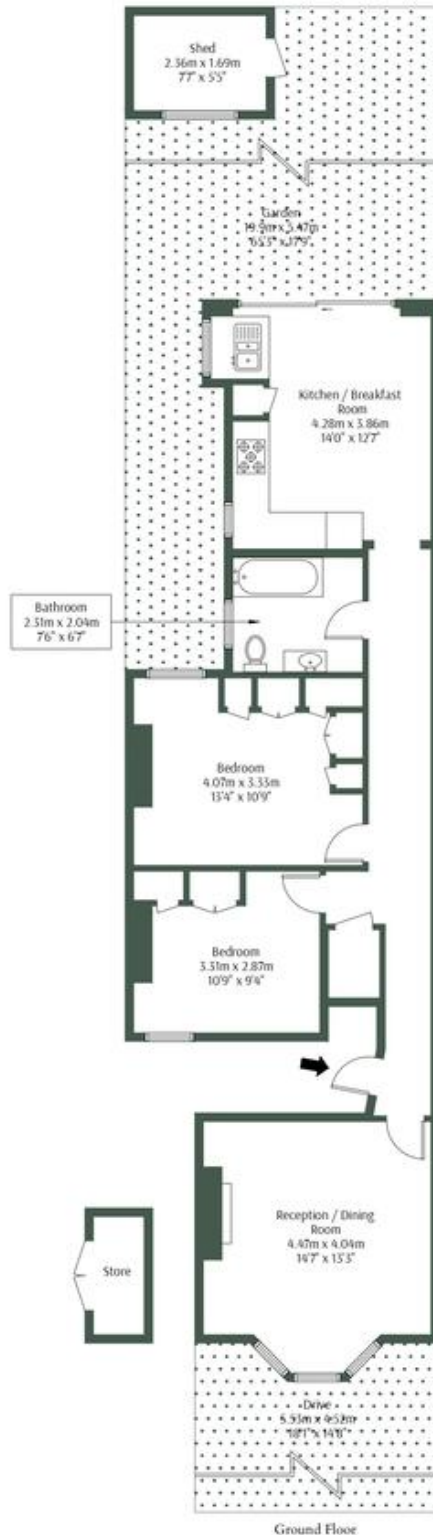
## Holland Road, London NW10 OIEO £585,000 Share of Freehold

Welcome to Holland Road. This charming two-bedroom garden apartment in NW10 is an exceptional opportunity to secure a beautiful home in a prime location on the borders of Kensal Rise. Boasting a share of freehold, this property is brimming with potential, including scope to extend (subject to planning permission). Stepping inside, the apartment impresses with elegant herringbone-style hardwood flooring, seamlessly blending character and modern style. The well-proportioned layout includes two spacious bedrooms, a generous reception/dining area, and a bright kitchen/breakfast room, leading directly to the private garden—perfect for entertaining or relaxing in your own peaceful haven. The location is a standout, offering an enviable lifestyle with a short walk to King Edward Park and nearby tennis courts, ideal for outdoor enthusiasts. Kensal Rise, with its vibrant cafes, boutique shops, and excellent transport links, ensures a balance of community charm and city convenience. This property is perfect for those looking to create a dream home with room to grow in a sought-after area. Early viewings are highly recommended.

- Period property
- Ground floor apartment
- Private garden
- Two bedrooms
- Excellent condition
- Great Location
- Potential to extend (STPP)
- Kitchen diner
- Share of freehold
- Close to shops and transport

# Holland Road, NW10 5AX

Approx Gross Internal Area = 75.72 sq.m / 815 sq.ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for

**MONEY LAUNDERING REGULATIONS 2003:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.