



## Flat B, 35 Holberton Gardens, London, NW10 6AY

### Guide Price £475,000

#### Property Overview:

Discover modern urban living at its finest in this inviting 2-bedroom, 1-bathroom split-level first-floor flat located in Holberton Gardens, Kensal Green, NW10. Priced at a guide of £500,000, this residence offers a contemporary lifestyle in a vibrant and sought-after neighborhood.

#### Key Features:

**Contemporary Design:** This charming property boasts a modern aesthetic and a well-thought-out design, providing functionality and style.

**Open-Plan Kitchen/Living Space**

**Two Bedrooms:** Offering versatility, the property features two bedrooms that can accommodate various living arrangements, whether for family, guests, or a home office setup.

**Split-Level Layout:** Providing a sense of privacy and distinct living areas, optimising space and functionality within the property.

**Prime Location:** Situated in Holberton Gardens, Kensal Green, NW10, the flat enjoys proximity to local amenities, parks, and community hubs, catering to an active and social lifestyle.

**Transport Links:** Convenient access to transport connections, making commuting or exploring London's offerings a breeze.

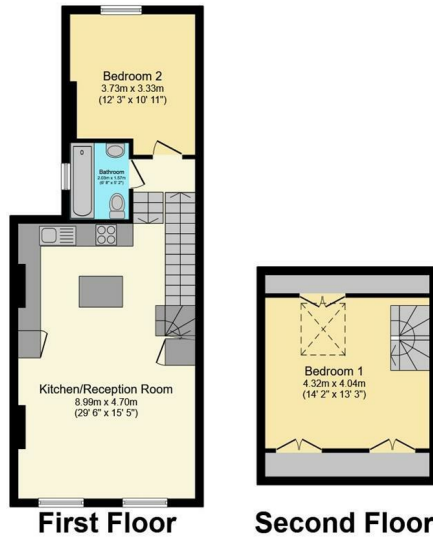
#### Location Highlights:

**Community Vibes:** Embrace the lively atmosphere and community spirit of Kensal Green, with local cafes, parks, and cultural venues within easy reach.

**Transport Convenience:** Enjoy excellent transport links, allowing for quick access to the city centre or other parts of London, ideal for a busy professional.

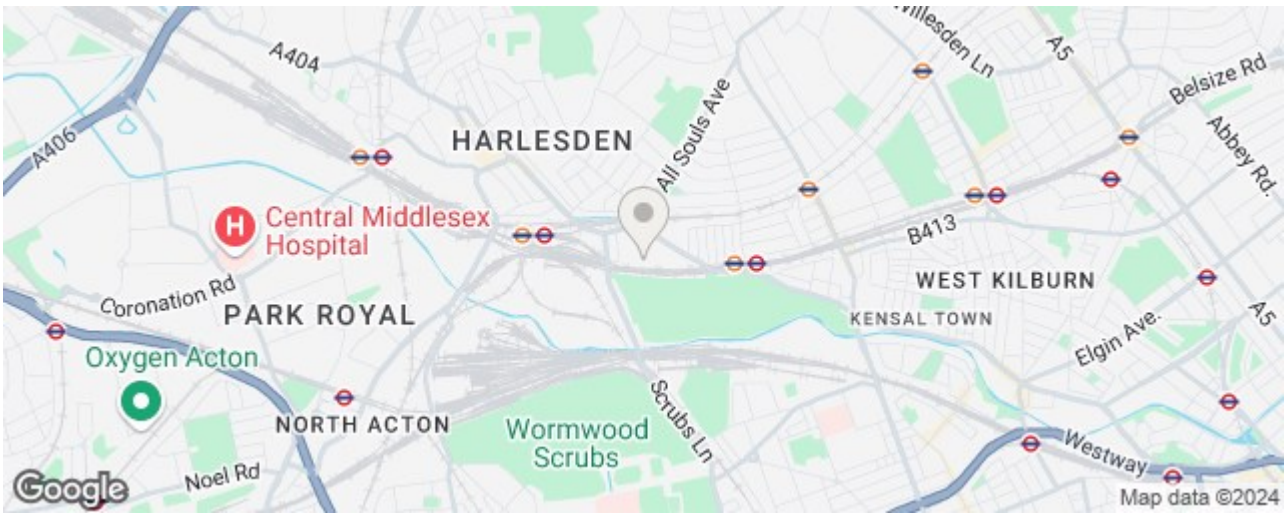
#### Summary:

Priced at a guide of £500,000, this 2-bedroom, 1-bathroom split-level first-floor flat in Holberton Gardens, Kensal Green, NW10, presents an exciting opportunity for those desiring a modern and functional home in a sought-after London neighborhood. Its contemporary design, open-plan living, and convenient location make it an ideal choice for buyers seeking a comfortable and stylish urban retreat.



Total floor area 76.0 sq.m. (818 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Score	Band	Score
A	92-100	A	1-10
B	81-91	B	11-20
C	69-80	C	21-30
D	55-68	D	31-40
E	39-54	E	41-50
F	13-38	F	51-60
G	1-12	G	61-70

