



## Holt House, Herbert Gardens £1,695,000

A newly built, four double bedroom family house which has been beautifully designed to create perfectly balanced accommodation, generous entertaining space and a high specification finish.

The ground floor boasts a large open plan kitchen family room features a fully fitted contemporary kitchen with an entertainment island, providing ample space for dining and leading out to the larger than average private landscaped garden.

There is also a separate elegant reception room flooded with natural light, a utility room and a downstairs WC.

Arranged over the first floor are three double bedrooms and two opulent bathrooms. The whole top floor houses the primary bedroom, complete with a dressing area and en suite bathroom.

The property further benefits from a driveway providing off-street parking and is 0.4 miles from Kensal Green Underground Station and Kensal Rise Overground Station.

- Newly built and beautifully designed family house
- Spacious open plan kitchen/dining room with entertainment island
- Separate reception room
- Four double bedrooms
- Three opulent bathrooms
- Utility room and additional WC
- Freehold
- Driveway providing off-street parking
- Private landscaped garden
- 10 Year New Build Warranty

# Holt House, NW10



**Approx Gross Internal Area 1750 Sq Ft - 162.58 Sq M**

(Includes Limited Use Area and Eaves- 144 Sq Ft)

**Drawn in accordance with IPMS 2: Residential**

For Illustration Purposes Only - Not to Scale

Ref: No. 46564

