



Herbert Gardens, NW10

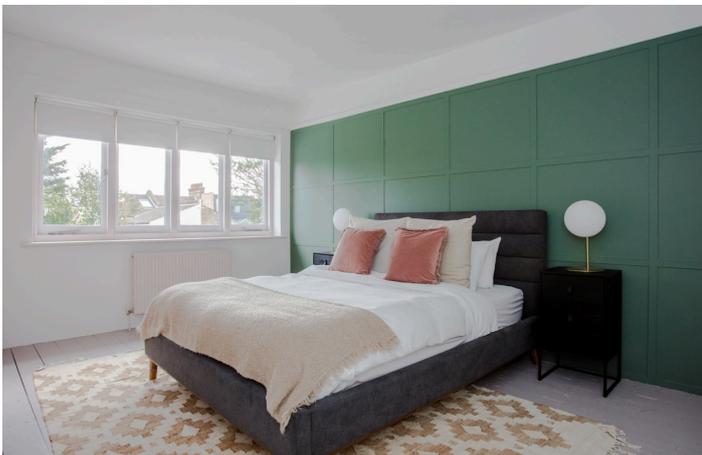
£1,550,000

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A spectacular and magnificent 5 bedroom, Edwardian, interior designed family home set back from the street by a private front garden, situated on the sought-after Herbert Gardens, a stroll away from all the wonderful amenities of College Road, Chamberlayne Road, Kensal Rise and Queens park.

Please quote property ref LL0089

- 5 bedroom Edwardian, interior designed family home
- Situated on the sought-after Herbert Gardens
- A stroll away from all the wonderful amenities
- Oozes character and charm
- Vast and light entertaining rooms



Floor Area: sq. ft.

Tenure: Freehold

Service Charge: £ per annum

Ground Rent: £ per annum

Energy performance certificate (EPC)

<p>22 HERBERT GARDENS LONDON, SE10</p>	<p>Energy rating C</p>	<p>Valid until: 23 September 2030 Certificate number: 3000-8228-0022-0287-0103</p>
<p>Property type: Mid-terrace house</p>		
<p>Total floor area: 185 square metres</p>		

Rules on letting this property

Properties can be rented if they have an energy rating from A to E. If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/midlands-domestic-rates-rated>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C	C	B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency. Properties are given a rating from A (most efficient) to G (least efficient). Properties are also given a score. The higher the number the lower your fuel bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 50

fiap Herbert Gardens, NW10
Report date: 30/09/2021 | Leasehold house: 3480009

GROSS INTERNAL AREA: 187.33 sqm / 2016.40 sqft

Ground Floor: RECEPTION 2 (17.9 m² / 193.0 sqft), RECEPTION 1 (4.00 m² / 43.0 sqft), KITCHEN (10.0 m² / 107.6 sqft), BREAKFAST ROOM (7.0 m² / 75.3 sqft), DINING ROOM (10.0 m² / 107.6 sqft), LIVING ROOM (17.0 m² / 182.9 sqft), BEDROOM (10.0 m² / 107.6 sqft), BATHROOM (5.0 m² / 53.8 sqft), W.C. (1.0 m² / 10.8 sqft), HALL, CLOSET, STORE, OUTSIDE BUILDING (1.0 m² / 10.8 sqft).

First Floor: BEDROOM (10.0 m² / 107.6 sqft), BATHROOM (5.0 m² / 53.8 sqft), W.C. (1.0 m² / 10.8 sqft), HALL, CLOSET, STORE, KAYAK STORAGE (2.0 m² / 21.6 sqft).

Legend: 187.33 sqm / 2016.40 sqft, 122.97 sqm / 1336.90 sqft, 64.36 sqm / 694.50 sqft, 9.99 sqm / 107.6 sqft.

Specified Floor Area: 187.33 sqm / 2016.40 sqft. **Net Internal Area:** 122.97 sqm / 1336.90 sqft. **Internal Floor Area:** 64.36 sqm / 694.50 sqft. **External Floor Area:** 9.99 sqm / 107.6 sqft.

Notes: Net Internal Floor Area was produced in accordance with Part 2 of the Building Regulations 2010. The floor area is measured to the internal face of the walls. The floor area is measured to the internal face of the walls. The floor area is measured to the internal face of the walls. The floor area is measured to the internal face of the walls.