



All Souls Avenue, NW10

£1,750,000 *Freehold*

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A striking architect designed residence offering over 2,400 sq ft of exceptional accommodation

KEY FEATURES

- SEMI DETACHED
- 2400 SQ.FT
- STUNNING REFUBISHMENT
- FULLY EXTENDED
- OUTHOUSE
- PRIVATE GARDENS



Kensal Rise & Queens Park

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DESCRIPTION

Set behind an attractive frontage, this outstanding semi-detached house has been comprehensively remodelled to create a home perfectly suited to modern family life. The centrepiece is undoubtedly the spectacular rear extension, where a vast open plan kitchen, dining and entertaining space enjoys soaring vaulted ceilings, dramatic roof lights and full width glazing overlooking the landscaped rear garden. Bathed in natural light throughout the day, this impressive room provides a seamless connection between indoor and outdoor living and serves as the true heart of the home.

The bespoke kitchen is beautifully appointed with extensive cabinetry, stone worktops, a substantial central island and integrated appliances, while ample dining and seating areas make the space ideal for both everyday family living and larger scale entertaining.

To the front of the house, a separate reception room offers a more intimate retreat, complete with an attractive bay window and elegant proportions. Additional practical accommodation on the ground floor includes a utility room, guest cloakroom and pantry.

Arranged across the upper floors are five well proportioned bedrooms. The principal suite occupies a wonderful position at the front of the first floor, enjoying generous dimensions and a striking bay window. A contemporary en suite shower room serves one of the bedrooms, whilst a stylish family bathroom and an additional shower room provide excellent facilities for growing families.

The top floor offers two further bedrooms and useful eaves storage, creating flexible accommodation suitable for teenagers, guests, home working or creative studio space.

Externally, the mature rear garden provides a superb setting for outdoor entertaining, featuring a generous terrace, lawn and a detached garden studio. The studio offers excellent versatility as a home office, gym, creative workspace or garden retreat, further enhancing the property's exceptional family credentials.





LOCATION

All Souls Avenue occupies an increasingly sought after position on the northern side of Kensal, where buyers are increasingly gravitating in search of larger family homes and more lateral living space, whilst remaining within easy reach of the amenities that have made Kensal Rise one of North West London's most desirable neighbourhoods.

The vibrant cafés, restaurants, independent shops and popular gastro pubs of both College Road and Chamberlayne Road are close by, creating a strong sense of community and village atmosphere. Local favourites include Milk Beach, Cable Co, Parlour and The Chamberlayne, all contributing to the area's enduring appeal.

Excellent transport links are available from both Kensal Rise Station (London Overground) and Kensal Green Station (Bakerloo Line and London Overground), providing convenient access across London and into the West End, Paddington and the City.

The area is particularly popular with families thanks to its selection of

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Freehold

Council Tax Band:

EPC rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

All Souls Avenue. London, Nw10

Approximate Gross Internal Floor Area = 223.1 sq m / 2402 sq ft
Outbuilding Area = 8.9 sq m / 96 sq ft

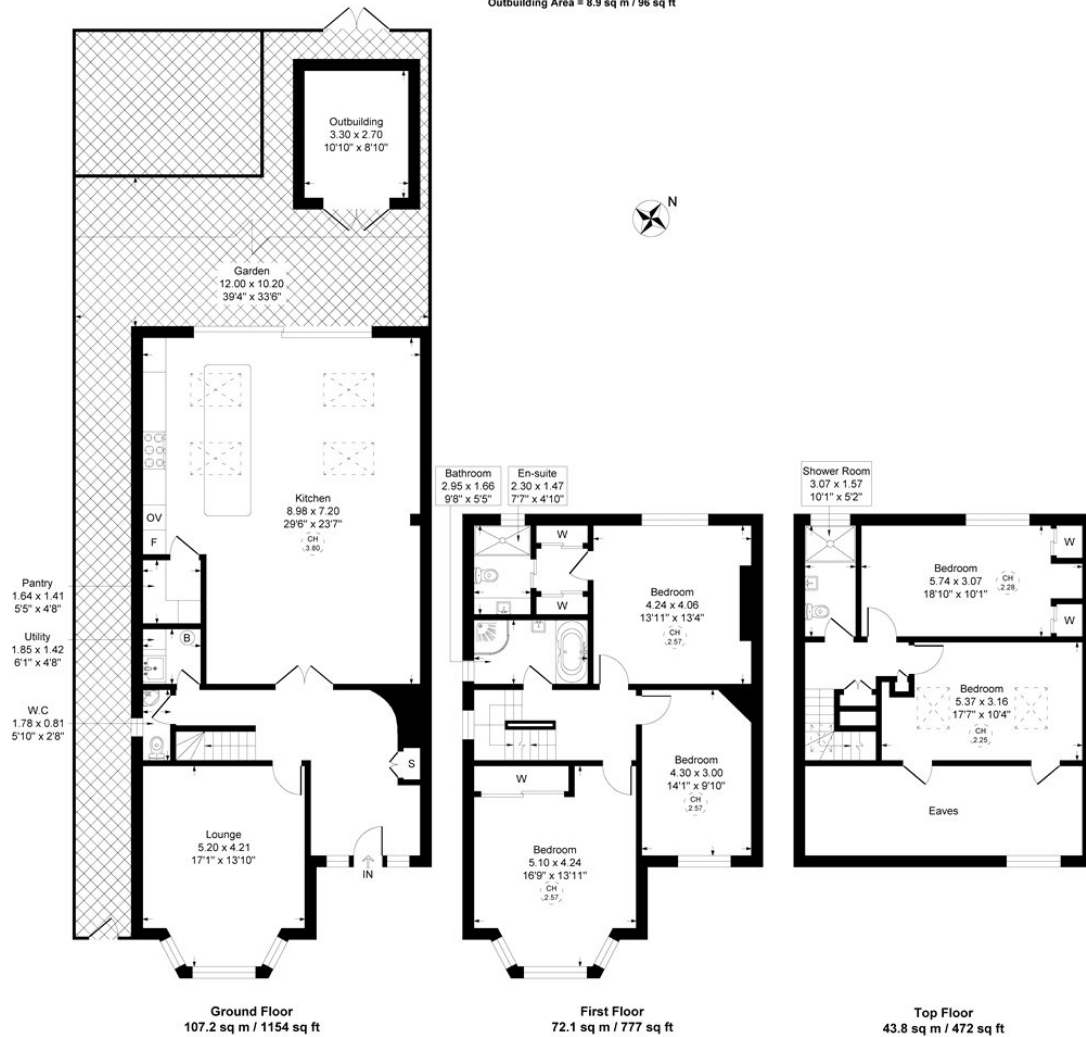


Illustration for identification purposes only, measurements are approximate, not to scale.

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