



All Souls Avenue, NW10

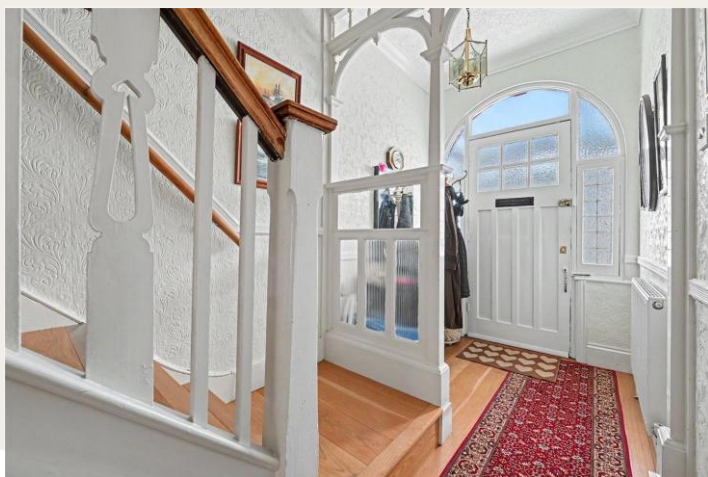
£975,000 *Freehold*

3 2 1

KEY FEATURES

A substantial three bedroom family home with excellent proportions, a wonderful garden and considerable potential to create a superb long term home.

- SUBSTANTIAL THREE BEDROOM PERIOD FAMILY HOME
- APPROXIMATELY 1,462 SQ FT OF INTERNAL ACCOMMODATION
- IMPRESSIVE 60 FT REAR GARDEN WITH LARGE STORE
- TWO GENEROUS RECEPTION ROOMS PLUS DINING ROOM
- EXCELLENT POTENTIAL TO EXTEND, SUBJECT TO CONSENTS
- OFF STREET PARKING TO THE FRONT



Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



DESCRIPTION

This attractive period property on All Souls Avenue offers approximately 1,462 sq ft of internal accommodation, excluding the garden store. The house retains plenty of original character while offering an incoming purchaser excellent scope to modernise and extend, subject to the usual consents.

The ground floor provides two generous reception rooms, including an impressive front reception with bay window, feature fireplace and ornate period ceiling detailing. There is also a separate dining room, kitchen, conservatory and downstairs WC.

Upstairs are three bedrooms, including two particularly generous doubles, together with a family bathroom. The layout offers excellent potential to extend into the loft and further develop the ground floor, subject to the necessary permissions.

A major feature is the 60 ft rear garden, providing substantial outside space for a London family home. At the rear is a large detached store measuring approximately 15'7 x 10'5, ideal for storage or alternative uses. The property also benefits from off street parking to the front.





LOCATION

All Soul's Avenue is ideally positioned in Kensal Green, with excellent access to the amenities of Kensal Rise and Queen's Park. The location is particularly popular with families, combining attractive residential streets with a great choice of shops, cafés, restaurants, schools and transport links. Chamberlayne Road is close by with independent shops, cafés, restaurants, The Chamberlayne pub and the Lexi Cinema. College Road also offers a great selection of local favourites including The Island, L'Angolo Delicatessen and Kensal Store. Queen's Park and Salusbury Road are also easily accessible, offering a further excellent selection of cafés, restaurants, pubs and independent shops. Queen's Park itself is a major attraction, providing extensive green space, children's play areas and sporting facilities. The area is well served for schools, including Princess Frederica Primary School and Ark Franklin Primary Academy, alongside a good selection of nurseries and independent schools. Transport connections are excellent, with Kensal Green station offering Bakerloo line and London Overground services, while Kensal Rise provides further Overground connections. Queen's Park station is also within easy reach, making this a particularly well connected part of NW10.

MATERIAL INFO

Tenure: Freehold

Council Tax Band: E

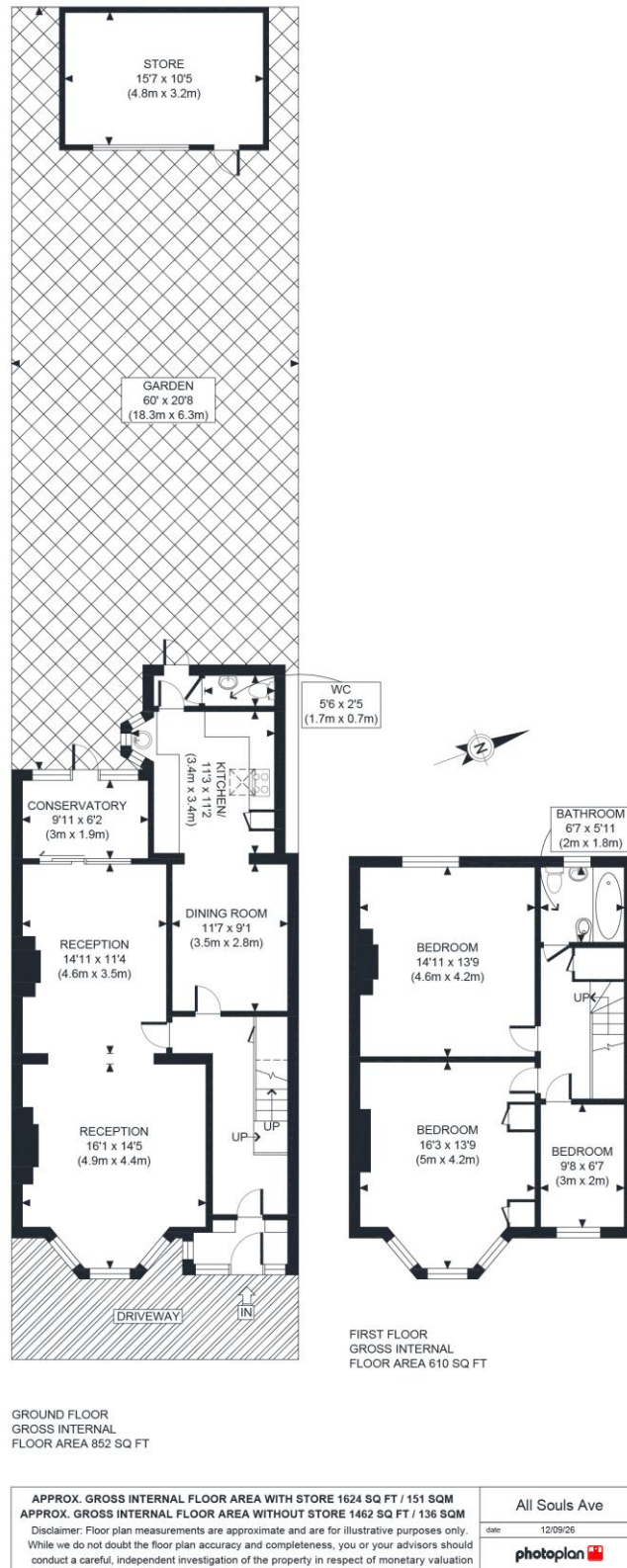
EPC rating: To be confirmed

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/KQP250406>

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.



Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.