



All Souls Avenue, Kensal Rise, London, NW10

£1,375,000 *Freehold*



Winkworth are delighted to bring to market this lovely family home which has been extended and renovated by the current owners.

#### KEY FEATURES

- SUPERB GARDEN
- FULLY EXTENDED
- FOUR BEDROOMS
- LUXURY MASTER SUITE
- NEWLY RENOVATED
- NO UPPER CHAIN



Kensal Rise & Queens Park

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## DESCRIPTION

This beautifully presented 1920s family home offers a superb blend of period character and modern living across an impressive 1,957 sq. ft. Set on a quiet residential street, the property has been fully extended to the rear and into the loft, creating a spacious and versatile layout ideal for contemporary family life.

The top floor is dedicated to a luxurious master suite, providing a peaceful retreat with high-end finishes and excellent natural light.

On the first floor, you'll find three further generously sized double bedrooms and a stylish family bathroom, perfectly suited for growing families or guests.

The ground floor features a separate formal living room at the front, a cosy space for relaxing or entertaining, while the extended rear of the house offers a bright and open-plan living/dining area with seamless flow to the garden.

Presented in excellent condition throughout, this home also boasts a vast private garden, perfect for outdoor entertaining, play, or quiet enjoyment.

Offering exceptional space, quality, and value, this is a rare opportunity to secure a move-in ready family home in a sought-after location.

Early viewing is highly recommended.







LOCATION

All Souls Avenue has become an increasingly sought-after destination for buyers, thanks to its close proximity to King Edward's Park, Roundwood Park, and the vibrant College Road, which boasts a selection of shops, delis, and the popular Island Pub. The area is known for its quality housing stock, generous gardens, and the advantage of off-street parking. Over the years, many properties along this stretch have been thoughtfully renovated or redeveloped, transforming the character and appeal of the street.

The property is also within the catchment area for College Green Nursery and Princess Frederica’s Primary School, both highly regarded and in strong demand among local families. Transport links are another major draw. Kensal Green station is easily accessible via College Road, offering both Bakerloo line and London Overground services. Residents also benefit from nearby Kensal Rise station, part of a different Overground branch. Together, these options provide excellent connectivity to destinations such as Hampstead Heath, Euston, and the City.

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



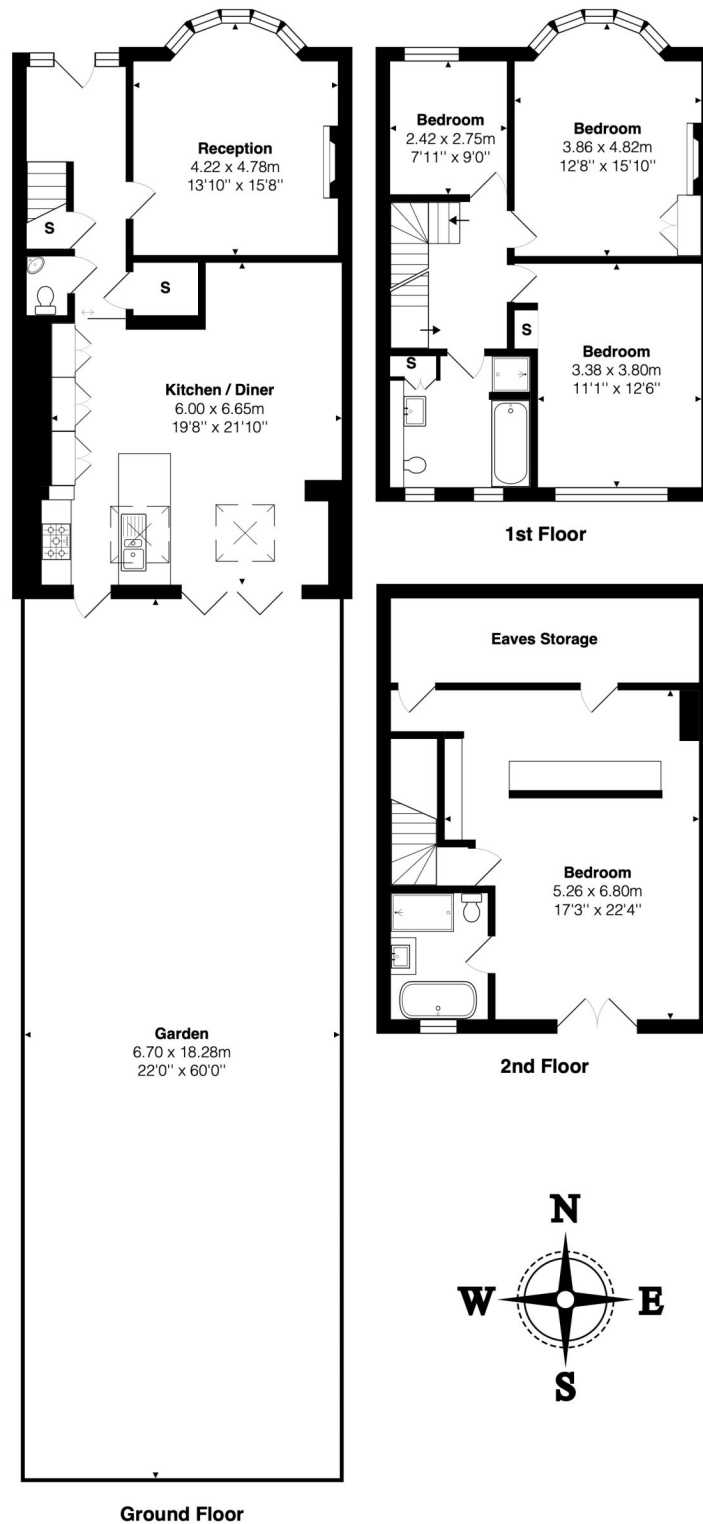
<https://www.winkworth.co.uk/sale/property/KQP130319>

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:** E  
**EPC rating:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 181.9 m<sup>2</sup> ... 1957 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only

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