



All Souls Avenue, NW10

£1,495,000 *Freehold*



A stunning, fully extended and renovated, four bedroom family home in Kensal Rise.

#### KEY FEATURES

- 2192 Sq. FT
- LUXURY MASTER SUITE
- GARDEN STUDIO
- OFF STREET PARKING
- SIX METER REAR EXTENSION
- LOFT CONVERSION



Kensal Rise & Queens Park

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## DESCRIPTION

This exceptional four-bedroom family home, dating back to the 1930s, has been thoughtfully and fully extended to offer the perfect blend of period charm and modern luxury. Nestled in a desirable location, the property is a true gem, offering ample living space and a host of high-end features ideal for contemporary family life.

Upon entering, you are greeted by a spacious, light-filled living room with beautiful period detailing, providing a warm and inviting atmosphere. The heart of the home is the open-plan kitchen and dining area, which flows effortlessly into the garden, creating a perfect space for both everyday living and entertaining. A standout feature of this property is the luxurious master bedroom suite, which has been meticulously designed to offer the ultimate in relaxation and comfort.

With generous proportions, elegant decor, and an en-suite bathroom, it's the perfect retreat after a busy day.

The loft conversion adds an additional layer of space, with two well-sized bedrooms and a modern shower room, making it ideal for guests or growing families who need extra privacy and versatility. Outside, the beautifully landscaped garden provides a tranquil haven with plenty of room for outdoor activities, as well as a charming garden studio.

This versatile space can serve as a home office, art studio, or simply a peaceful retreat to enjoy the surrounding greenery. Additionally, the property benefits from off-street parking, adding further convenience to this already outstanding home.







## LOCATION

Nestled in the heart of Kensal Rise, All Souls Avenue is a charming and sought-after street in NW10, offering a perfect blend of suburban tranquillity and urban convenience. This vibrant area is known for its strong sense of community, leafy streets, and proximity to a variety of local amenities, making it an ideal place to call home. Just a short walk away, College Road boasts an excellent selection of independent cafes, restaurants, and boutiques, providing a delightful mix of dining and shopping options.

Whether you're in the mood for a delicious brunch, a casual bite, or an evening out, you'll find a wide range of eateries to suit every taste. For transport links, Kensal Green Station is within easy reach, offering excellent connections to central London and beyond. The station provides access to the Bakerloo Line, which takes you straight into the heart of the city, as well as overground services that connect to key locations in North and West London. This makes commuting a breeze, with journey times to Oxford Circus taking around 20 minutes.

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



<https://www.winkworth.co.uk/sale/property/KQP240459>

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:** E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



Total Area: 203.6 m<sup>2</sup> ... 2192 ft<sup>2</sup> (excluding garden, front garden)

All measurements are approximate and for display purposes only

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