



ALL SOULS AVENUE, LONDON, NW10
£1,150,000 FREEHOLD

**A FULLY EXTENDED, FOUR/FIVE BEDROOM FAMILY HOME
SPREAD OVER THREE FLOORS, WITH SOUTH-EAST FACING
GARDEN AND OFF STREET PARKING FOR TWO CARS.**

Kensal & Queens Park | 0208 960 4947 | kensalrise@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently



LOCATION:

The location serves well for a lovely section of independent shops and restaurants on College Road, with transport links at Kensal Green Underground or Kensal Rise London Overground being within easy access. The No. 52 bus on Chamberlayne Road also gets you through Notting Hill and in to Central London, or the No.18 bus on Harrow Road takes you directly to Euston. For recreation, King Edward VII is a stone's throw away, with Roundwood Park and Queens Park only being a short walk away.





DESCRIPTION:

We are pleased to offer this larger than average four-five bedroom family home, spread over 1,800 sqft. The house has been extended and comprises of a formal front reception with bay window, with a second reception room used as a TV/snug area. The house has been extended on the ground floor creating a spacious open kitchen and dining area with vaulted ceiling and double French doors leading onto the garden, flooding this area with natural light. This is the perfect hub for the family and entertaining guests. The garden is mainly lawned with patios as either end, edge borders with mature trees, South-East facing and 65ft long with shed.

Upstairs, you will find two large double bedrooms, a third smaller bedroom and family bathroom with separate WC. Finally, the loft has been converted, which now comprises of two double bedrooms and en-suite shower room. These rooms can easily be opened up to create a large principle bedroom suite.

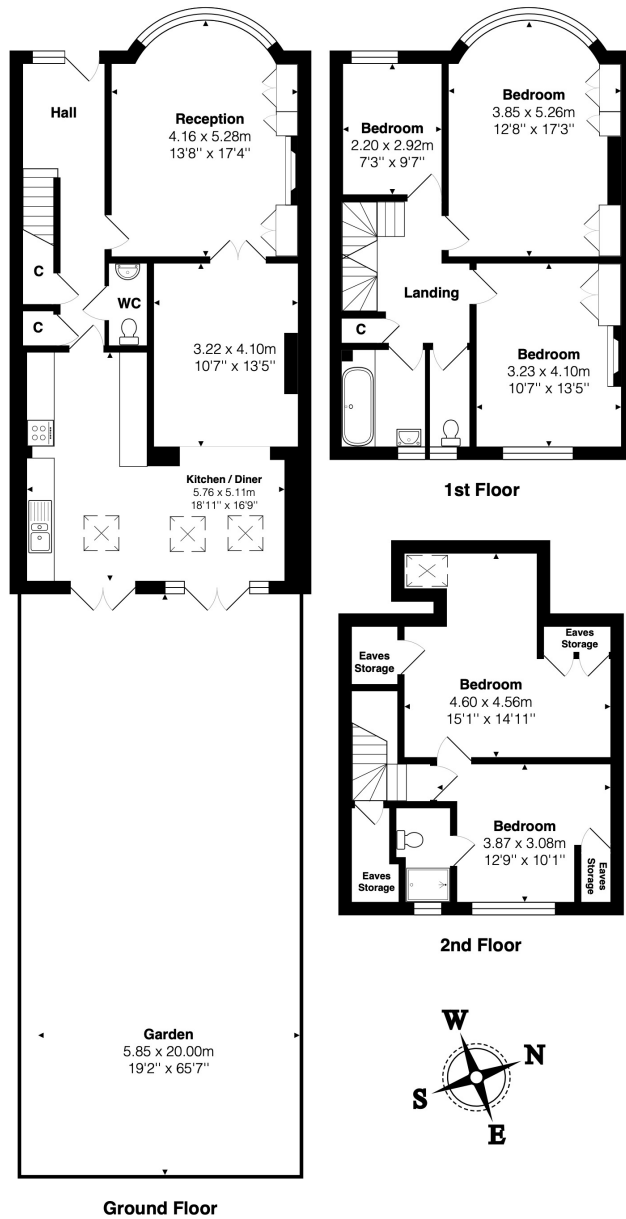
Further benefits include off street parking for two cars, with electric car charging point, as well as guest WC on the ground floor.

Overall, the property is in great order, but can benefit from a new owner to add their own touch to it.

winkworth.co.uk

Winkworth

See things differently



Total Area: 167.3 m² ... 1801 ft² (excluding garden)

All measurements are approximate and for display purposes only

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Kensal & Queens Park | 0208 960 4947 | kensalrise@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently

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.