



All Souls Avenue, NW10

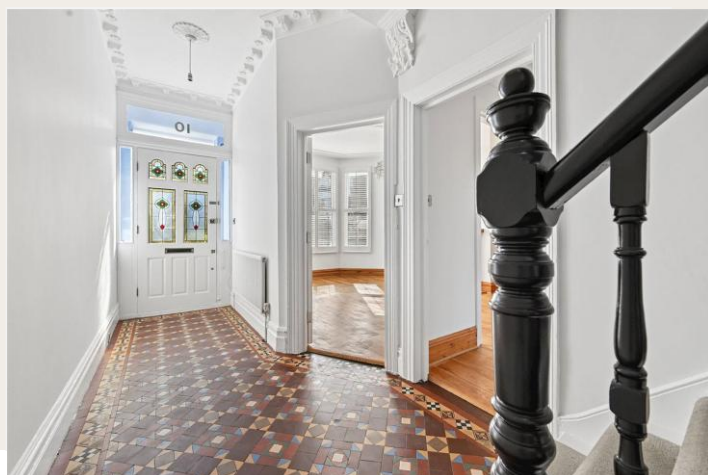
£1,300,000 *Freehold*

5  2  3 

A substantial and characterful five bedroom family home offering over 2,000 sq ft of accommodation, a large garden and an excellent position on All Souls Avenue.

KEY FEATURES

- FIVE BEDROOM PERIOD FAMILY HOME
- APPROX. 2,040 SQ FT EXCLUDING EAVES STORAGE
- TWO GENEROUS CONNECTING RECEPTION ROOMS
- 26 FT KITCHEN / DINING ROOM
- APPROX. 55 FT REAR GARDEN
- TWO BATHROOMS PLUS DOWNSTAIRS WC



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 impressive period home offers approximately 2,040 sq ft of internal accommodation excluding eaves storage, arranged over three floors and combining generous proportions with a wealth of original character.

The ground floor opens through a traditional entrance hallway with an attractive tiled floor and stained glass front door. To the front is a bright bay fronted reception room with high ceilings, detailed cornicing, wooden flooring and fireplace. This connects through to a second reception room, creating excellent entertaining and family space.

To the rear, the kitchen and dining room extends to approximately 26 ft and provides a substantial everyday living space with direct access onto the garden. There is also a useful downstairs WC.

The first floor provides three bedrooms, including an impressive principal bedroom extending to approximately 18 ft with a large bay window. A generous family bathroom features a freestanding roll top bath and separate shower, with an additional WC also located on this floor.

The converted upper floor provides two further bedrooms together with a modern shower room, creating particularly flexible accommodation for older children, guests or those working from home. There is also substantial eaves storage, with the overall gross internal area including the eaves extending to approximately 2,295 sq ft.

Outside, the rear garden extends to approximately 55 ft and offers an excellent combination of patio and mature planting. The house retains plenty of period character while offering the space and layout required for modern family life.





LOCATION

All Souls Avenue is ideally positioned in the heart of Kensal Green, offering excellent access to the amenities of College Road, Chamberlayne Road and Kensal Rise, while Queen’s Park and Salusbury Road are also within easy reach.

College Road is particularly close by and has developed into a popular local destination, with independent cafés, restaurants and shops including The Island, Morty & Bob’s, L’Angolo Italian Deli, Kensal Store and Sonora. Chamberlayne Road provides a further excellent selection of everyday amenities, cafés and restaurants as well as the popular Lexi Cinema.

The location works particularly well for families, with a good choice of schools and nurseries in the surrounding area, including Princess Frederica, Ark Franklin Academy and College Green Nursery, together with easy access towards Queen’s Park and its excellent recreational facilities.

Transport connections are another major advantage. Kensal Green

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



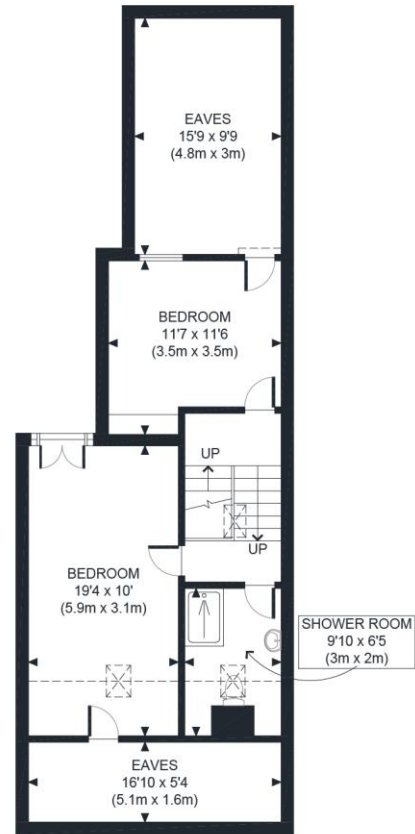
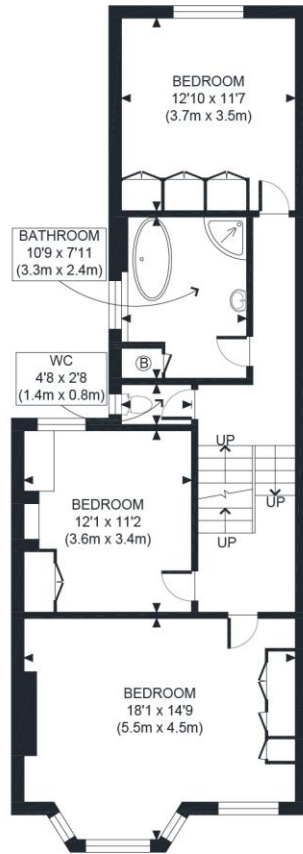
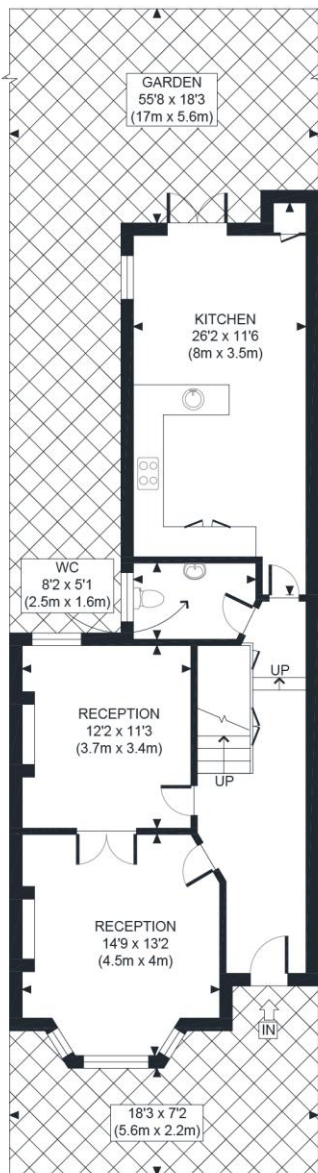
<https://www.winkworth.co.uk/sale/property/KQP140179>

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: F
EPC rating: D

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



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 2295 SQ FT / 213 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 2040 SQ FT / 190 SQM
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

All Souls Avenue

date 22/09/26

photoplan

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.