



DOYLE GARDENS, LONDON, NW10

**£1,495,000 FREEHOLD**

**A FANTASTIC FOUR BEDROOM FULLY EXTENDED  
FAMILY HOME IDEALLY LOCATED RIGHT IN THE HEART  
OF KENSAL RISE ON DOYLE GARDENS**

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### LOCATION:

This location in Kensal Rise is sought after due to larger than average properties and for being just slightly quieter and more relaxed than closer to Chamberlayne Road where housing densities are higher. Buyers here will have easy access to amenities on College Road including an array of shops, pubs and restaurants and of course Kensal Green tube station on the Bakerloo line (zone 2). Kensal Green station also has a branch of the London Overground meaning that buyers can be in Euston in 20 minutes. Three local parks are also easily accessible. Roundwood, King Edwards and Queen's Park itself are all regularly used by the current owners. The property is in the catchment for great local schools including Princess Frederica and Ark Franklin.





## DESCRIPTION:

This incredible home offers spacious accommodation over three floors including a wonderful master bedroom in the converted loft which has en-suite facilities and large built-in wardrobes in the dressing area. On the first floor buyers will find three further bedrooms, and a lovely family bathroom. The quality throughout the property is superb, with every inch being well designed. The front of the property offers a bay-fronted reception snug room and to the rear a wonderful 'L' shape kitchen with island and onto the dining area which flows seamlessly through bi-folding doors to the private garden. Additional features include original period tiles, hard wood flooring, integrated appliances, a wine fridge, built-in storage, off-street parking and many more.

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Total Area: 150.2 m<sup>2</sup> ... 1617 ft<sup>2</sup> (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.

Energy Efficiency Rating		Current	Potential
Less energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D	68	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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