

All Souls Avenue, Kensal Rise **NW10**

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# All Souls Avenue, Kensal Rise **NW10**

Arranged over three floors, this Victorian end-of-terrace property offers 2018 sq ft of living space, with off-street parking and a mature 65 ft west facing rear garden. The property has been restored to a high standard throughout and offers a double reception room, kitchen/dining room, four bedrooms and two bathrooms.

The ground floor comprises a double reception room with a bay window, and an original feature fireplaces and high ceilings.



**Guide price:** £1,275,000

**Tenure:** Freehold

**Local authority:** London Borough of Brent

**Council tax band:** E

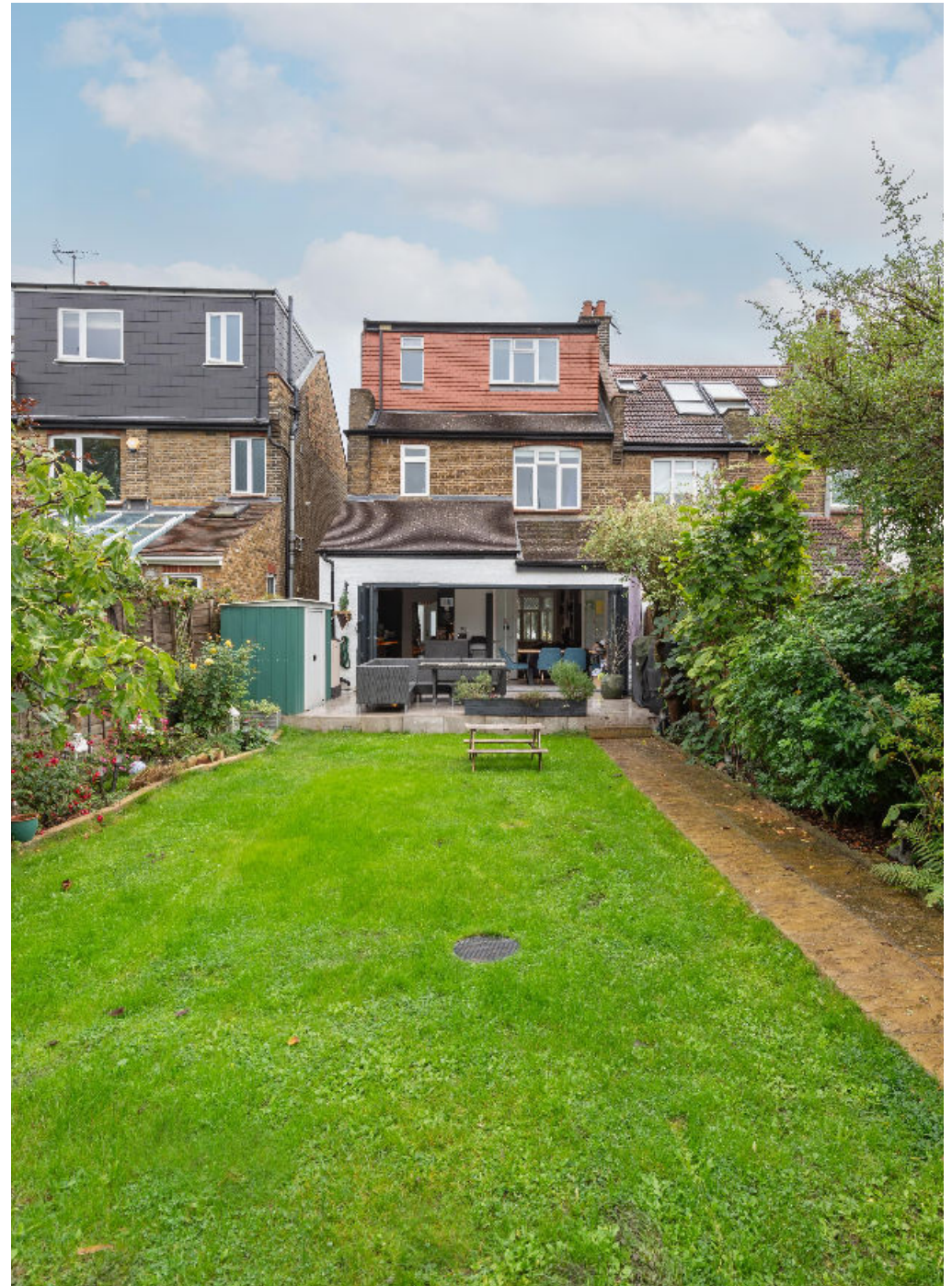




At the rear, the property has been fully extended to create a contemporary kitchen/dining room that enjoys ample storage, integrated appliances and bi-folding doors that overlook the garden. The 65 ft west facing garden has been lovingly cared for by the current owners with a range of mature shrubs, a patio area and an outbuilding. Externally, there is off-street parking at the front of the property.

The first floor offers three bedrooms, including two large doubles and a family bathroom. The loft has been converted and provides the main bedroom with en suite and eaves storage. This room enjoys unrivaled panoramic views of London.





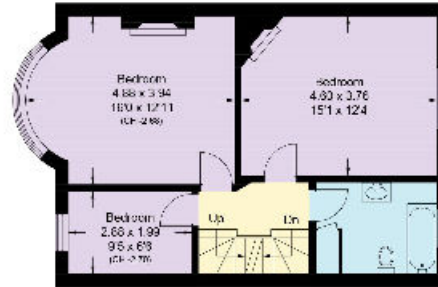
# All Souls Avenue, NW10

Approximate Area = 169.4 sq m / 1823 sq ft

Outbuilding = 18.1 sq m / 195 sq ft

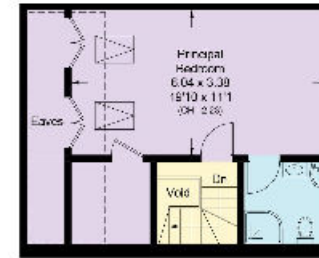
Total = 187.5 sq m / 2018 sq ft

Including Limited Use Area / Eaves (11.4 sq m / 123 sq ft) and Excluding Void



## First Floor

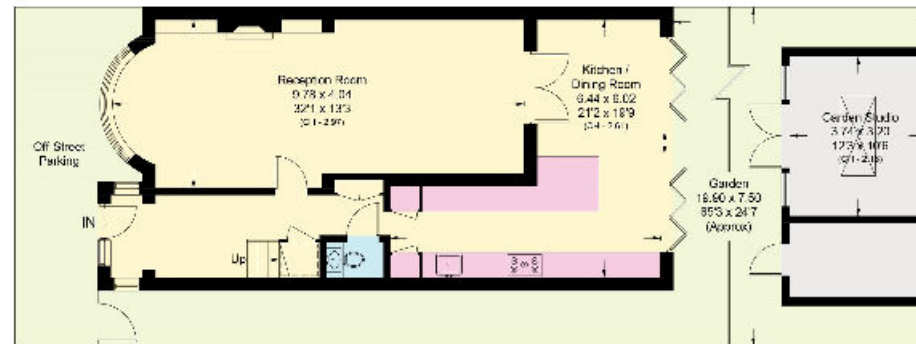
Approximate Area = 54.8 sq m / 590 sq ft  
Including Limited Use Area (0.4 sq m / 4 sq ft)



## Second Floor

Approximate Area = 37.8 sq m / 408 sq ft  
Including Limited Use Area / Eaves (10.2 sq m / 110 sq ft)  
and Excluding Void

= Floor not built below level



## Ground Floor

Approximate Area = 78.7 sq m / 825 sq ft  
Including Limited Use Area (0.8 sq m / 9 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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