



Doyle Gardens, London NW10

£685,000 Leasehold

Exceptional garden flat set on this great road in Kensal Rise. Those looking for a truly exceptional garden apartment well situated in Kensal Rise, look none further. Finished to a high standard; loved and nurtured by the current owners; this home will not disappoint. Set on this quaint road of Doyle Gardens, your future home benefits from a stunning bedroom, with bay windows and built in storage, a further double bedroom with garden views, a contemporary three piece bathroom and a stunning homely open plan kitchen living area. Rare for any garden apartment in the area, via the kitchen, there is access to a London garden of dreams. Almost three sections to enjoy and entertain. To the rear of this oasis, homes a generous and modern 13ft home office come summer house. Located idyllically, whereby one is walking distance to both Kensal Rise & Kensal Green stations, though off set enough within prime Kensal whereby one can be more reclusive and bask in the 55ft garden or take a short walk to King Edward park. Doyle Gardens is an extremely popular residential road and this property is ideally located for Chamberlayne Road and College Road's many restaurants, pubs, vintage shops and both Kensal Rise (Overland) and Kensal Green (Bakerloo line & Overground) stations plus numerous bus routes.

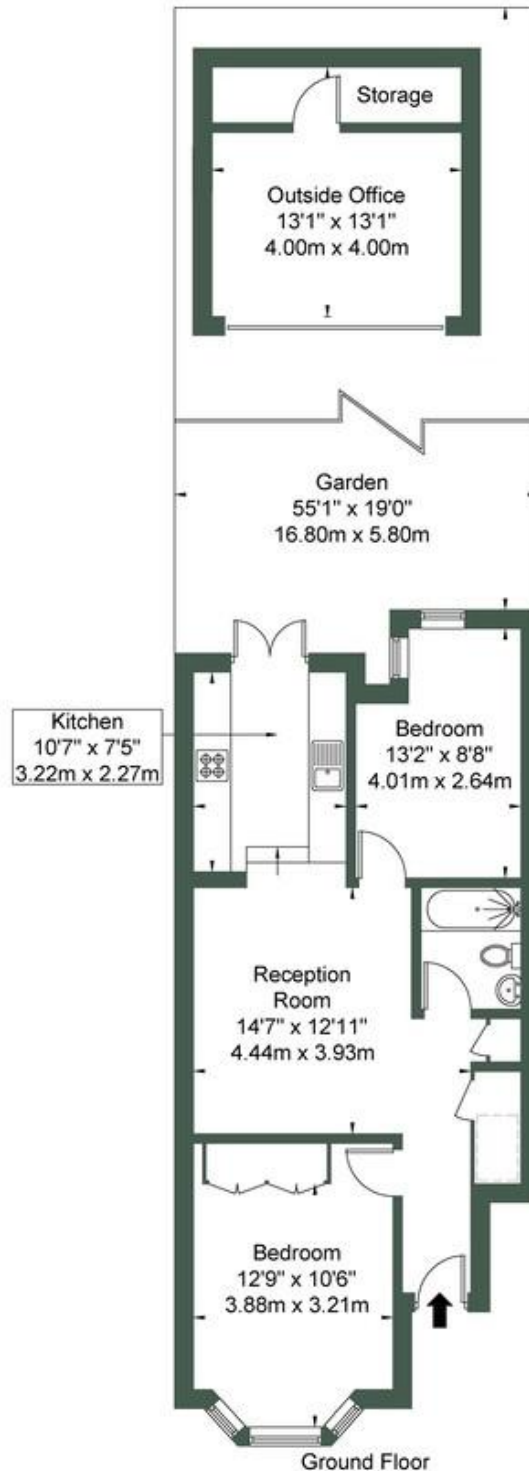
- Garden apartment
- Two double bedrooms
- 55ft private garden
- Excellent condition
- Fantastic location
- Home office
- Long lease
- Stones throw from coffee shops
- Catchment area for great schools
- Walking distance to both Overground & Underground

Doyle Gardens, NW10 3DB

Approx Gross Internal Area = 57.6 sq m / 620 sq ft

Storage / Outside Office = 16 sq m / 172 sq ft

Total = 73.6 sq m / 792 sq ft



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.