



MILE



All Souls Avenue, London NW10

£1,300,000 Freehold

Welcome to All Souls Avenue. Tastefully decorated and beautifully extended, this stunning three-bedroom terraced house sets the standard for exceptional living. If there is a correct way to extend the ground floor of a property, this is it, and should serve as a blueprint for homes of this nature. Decorated to perfection, it truly deserves the title of "best house on the street." The exterior has been delightfully rendered and painted in a captivating green, providing an enchanting first impression. As you step inside, the ground floor welcomes you with an intimate separate reception room and a further additional reception room leading to the dream-like kitchen diner. This space is the heart of the home, complemented by a convenient downstairs WC. The garden has been creatively and delightfully landscaped to an incredibly high standard, offering a serene outdoor oasis. At the rear of the garden, a superb home office/studio awaits, perfect for working from home or pursuing creative endeavours. On the first floor, you'll find three beautifully decorated bedrooms and a modern, contemporary bathroom. Each room has been tastefully finished to a high standard, ensuring comfort and style throughout. The attic offers potential for further extension (subject to planning permission), allowing for maximum accommodation. Additionally, this property boasts off-street parking, providing convenience and peace of mind. Don't miss the opportunity to make this extraordinary house your home

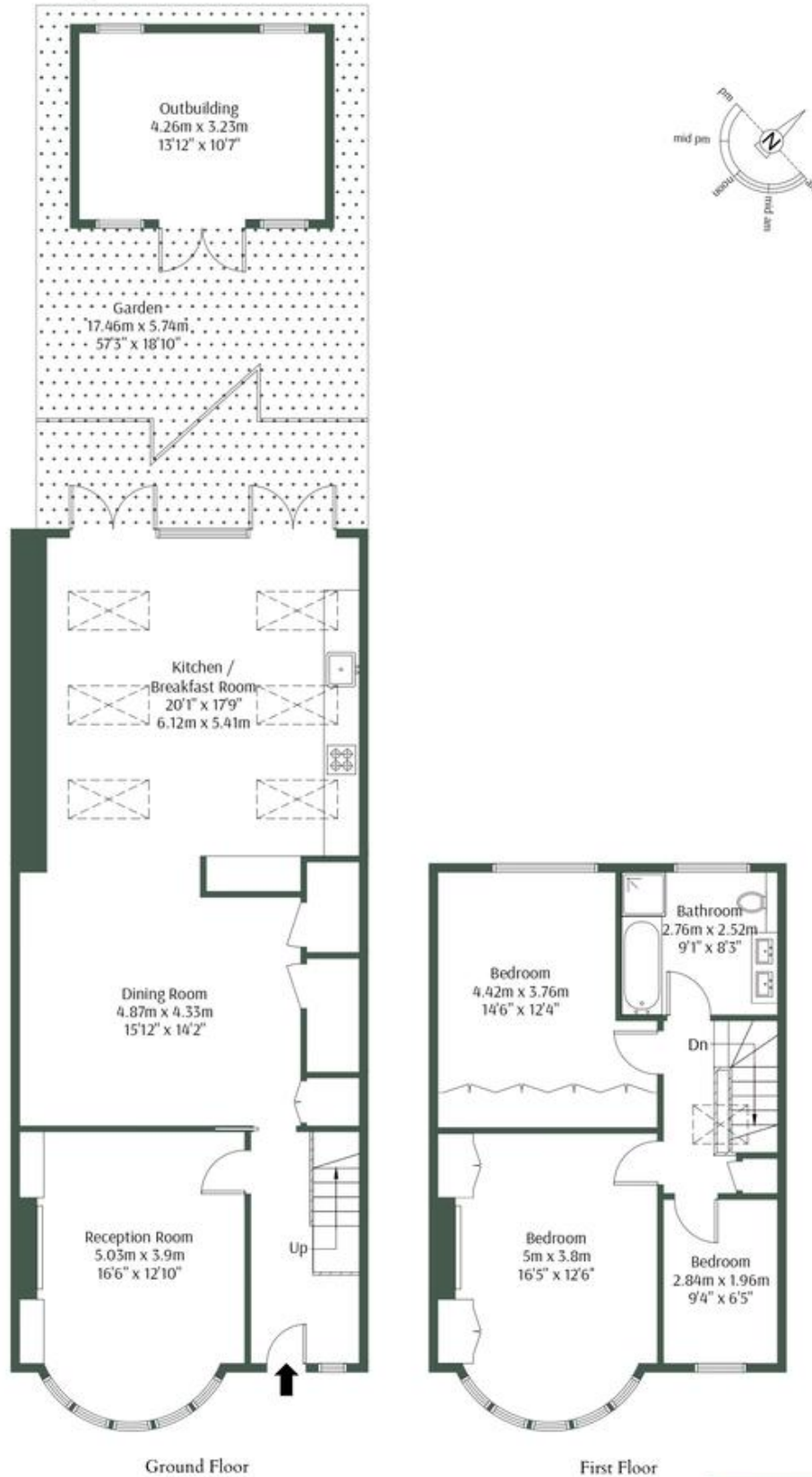
- Mid-terraced house
- Three bedrooms
- Excellent condition
- Off street parking
- Landscaped garden
- Home office
- Potential to extend (STPP)
- Kitchen diner
- Tastefully designed
- Close to shops and transport

All Souls Avenue, NW10 3AD

Approx Gross Internal Area = 135.8 sq.m / 1462 sq.ft

Outbuilding = 13.8 sq.m / 149 sq.ft

Total = 149.6 sq.m / 1610 sq.ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for

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.