

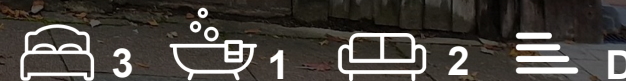
Wenlock & Taylor



All Souls Avenue, Kensal Rise/Willesden

London, NW10 3AA

Price £975,000



All Souls Avenue, Kensal Rise/Willesden, London, NW10 3AA

This impressive 1920's built terraced house comprises 3 bedrooms (2 with built in wardrobes), 2 receptions, kitchen, bathroom/wc, a 65ft west facing rear garden backing onto open parkland and off street parking to the front. Measuring 1319 sq.ft (123 sq.m) approx, the house has double glazed windows, wood flooring to the ground floor, re-tiled roof and offers much scope to increase the living space by extending to the rear and/or converting the loft space (stpp). The house is situated in walking distance from Kensal Green (Bakerloo Line), Kensal Rise (Overground) and Willesden Green (Jubilee Line) stations. Tenure is Freehold and Council Tax 'Band 'E' (London Borough of Brent). Viewing is by appointment.



ENTRANCE HALL

With double glazed external porch door leading to inner main door with period style stained glass window, hallway with dado rail, radiator, ceiling coving, understairs meter cupboard, wood flooring.

RECEPTION 1

16'6" (to bay) x 12'9" (to alcove) (5.03 (to bay) x 3.89 to alcove))
With double glazed windows, radiators, ceiling coving, feature brick fireplace and tiled hearth, wood flooring.

RECEPTION 2

19'9" (to door to garden) x 11'10" (6.02 (to door to garden) x 3.61)
With corner period style fireplace, wood flooring, radiator, picture rail, double glazed door to rear garden, open access to:-

KITCHEN

11'9" x 7'0" (3.58 x 2.13)
With inset sink and drainer, range of pine wall and base cupboards, work surface, hob and oven, tiled splashback, radiator, door to lobby.

LOBBY

With built in cupboard and central heating boiler, built in cupboard with plumbing for washing machine, tiled floor, radiator, door to rear garden.

STAIRS & LANDING

TO FIRST FLOOR

With suspended ceiling and built in landing cupboards, access to loft space, dado rail, radiator,

BEDROOM 1

16'6" (to bay) x 12'6" (to depth of wardrobes) (5.03 (to bay) x 3.81 (to depth of wardrobes))
With double glazed windows, built in alcove wardrobes, picture rail, radiator.

BEDROOM 2

15'0" x 12'9" (4.57 x 3.89)
Overlooking rear parkland and with built in wardrobes and cupboards, double glazed windows, picture rail, radiator.

BEDROOM 3

9'6" x 6'3" (2.90 x 1.91)
With double glazed windows, radiator.

BATHROOM/WC

With white suite comprising bath and shower attachment with victorian style taps, pedestal wash hand basin, low flush wc, separate built in shower cubicle with attachments, tiled floor, towel radiator, tiled walls, double glazed frosted window.

GARDEN

At rear 65ft approximately (visual estimate), west facing and backing onto open parkland and with annexed store, paved patio and lawn.

OFF STREET PARKING

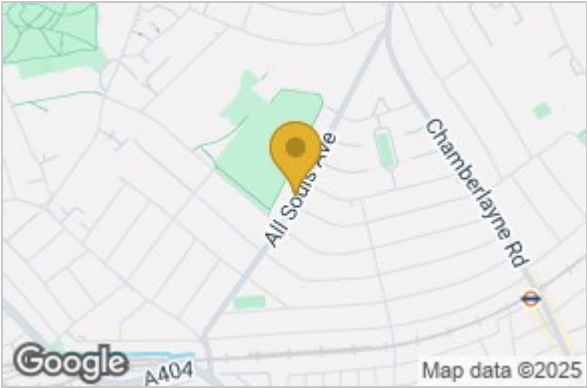
To front.

TENURE

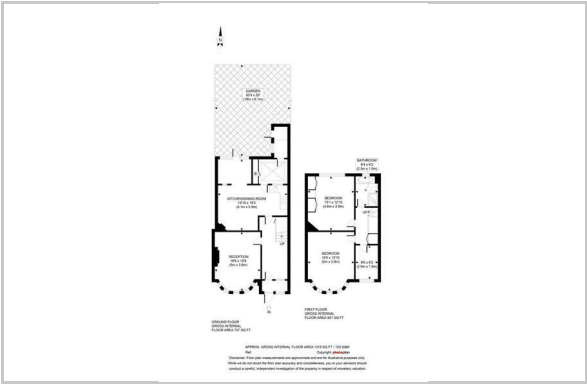
We understand that the tenure is Freehold.

The operational condition of the services and appliances connected at the property have not been checked and as such no warranties are offered thereto.

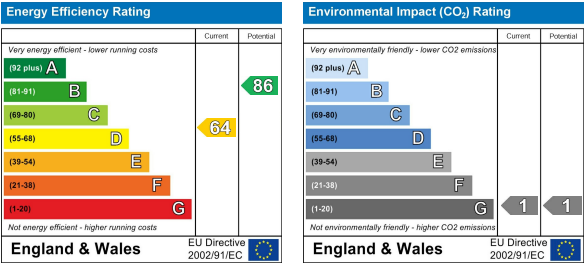
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.