



Doyle Gardens, Kensal Rise NW10

£1,100,000 Freehold

A substantial five-bedroom period family home, offering over **2,000 sq.ft** of versatile accommodation in one of Kensal Rise's most desirable residential roads. Available chain free, this characterful home presents an exceptional opportunity for buyers looking to create their forever home. Having previously been tenanted, the property provides a genuine blank canvas. Whilst perfectly liveable, it would benefit from selective modernisation, allowing the next owner to refurbish and design the house entirely to their own taste and specification. Arranged across three floors, the property offers generous living accommodation, well-proportioned bedrooms, multiple bathrooms and a large kitchen leading directly onto a private rear patio. At the end of the garden sits a detached outbuilding, ideal as a home office, gym, studio or additional storage. There is also exciting **scope to extend into the loft**, subject to the usual planning consents, creating even more living space and adding further long-term value. Perfectly positioned in the heart of **Kensal Rise**, Doyle Gardens enjoys easy access to the independent cafés, restaurants and shops of Chamberlayne Road, together with excellent transport links including Kensal Rise (Overground) and Kensal Green (Bakerloo & Overground). The wide open spaces of Queen's Park and a selection of highly regarded local schools are also within easy reach. A rare opportunity to acquire a sizeable period home with enormous potential in a prime NW10 location.

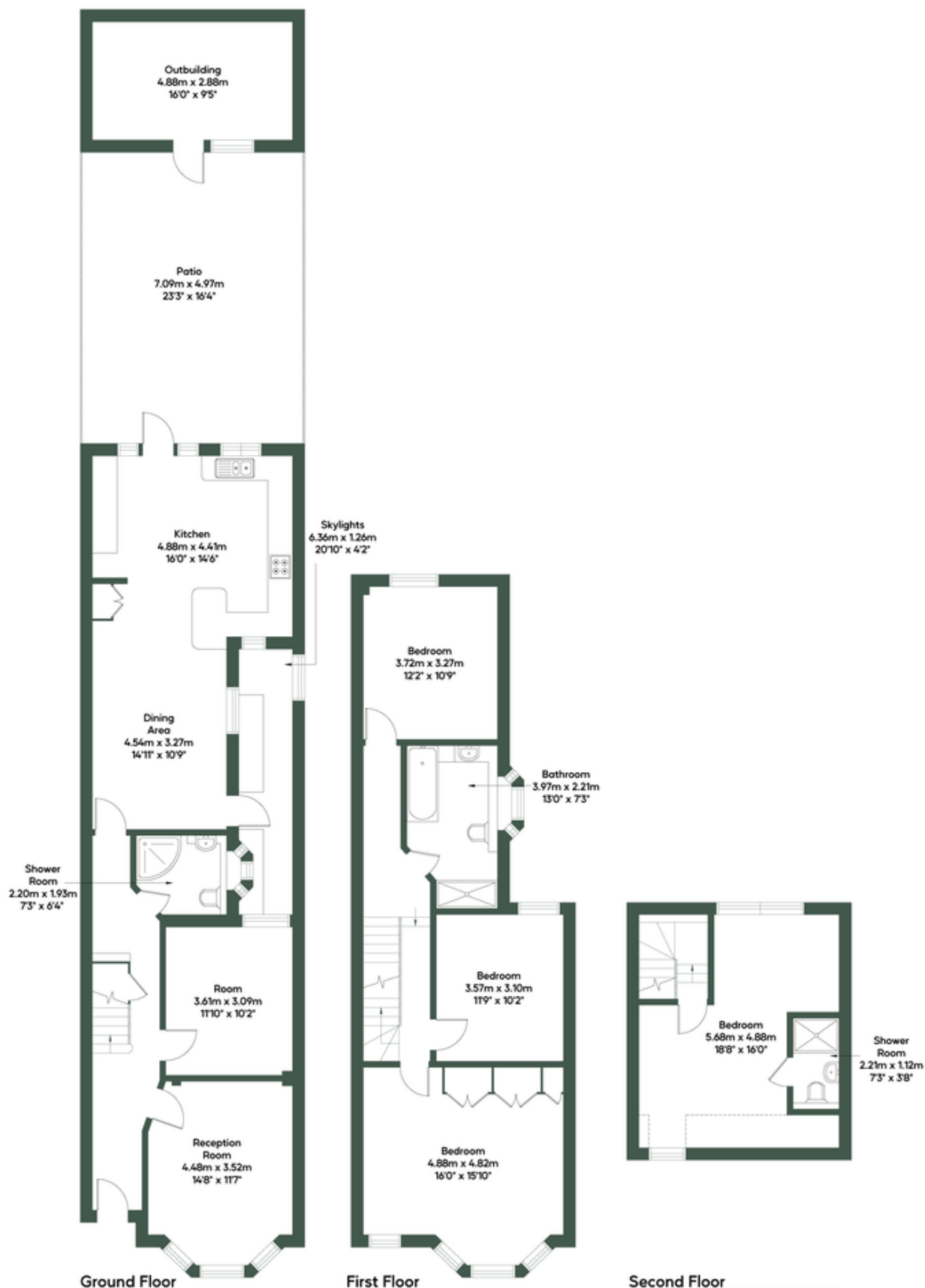
- **Period home**
- **Four bedrooms**
- **Two bathrooms**
- **Blank canvas**
- **Chain Free**
- **Amazing location**
- **2000+ sq ft**
- **Possibility to extend (STPP)**
- **Lots of potential**
- **Close to shops and transports**

DOYLE GARDENS, NW10

Approximate Gross Internal Area = 190.10 sq.m / 2046 sq.ft

(Including Outbuilding)

Outbuilding = 14.05 sq.m / 206 sq.ft



M MILE

This floor plan is not to scale and measurements and areas are approximate and therefore should be used for illustrative purposes only. maximum widths and

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.