



All Souls Avenue, Kensal Rise NW10 £839,950 Freehold

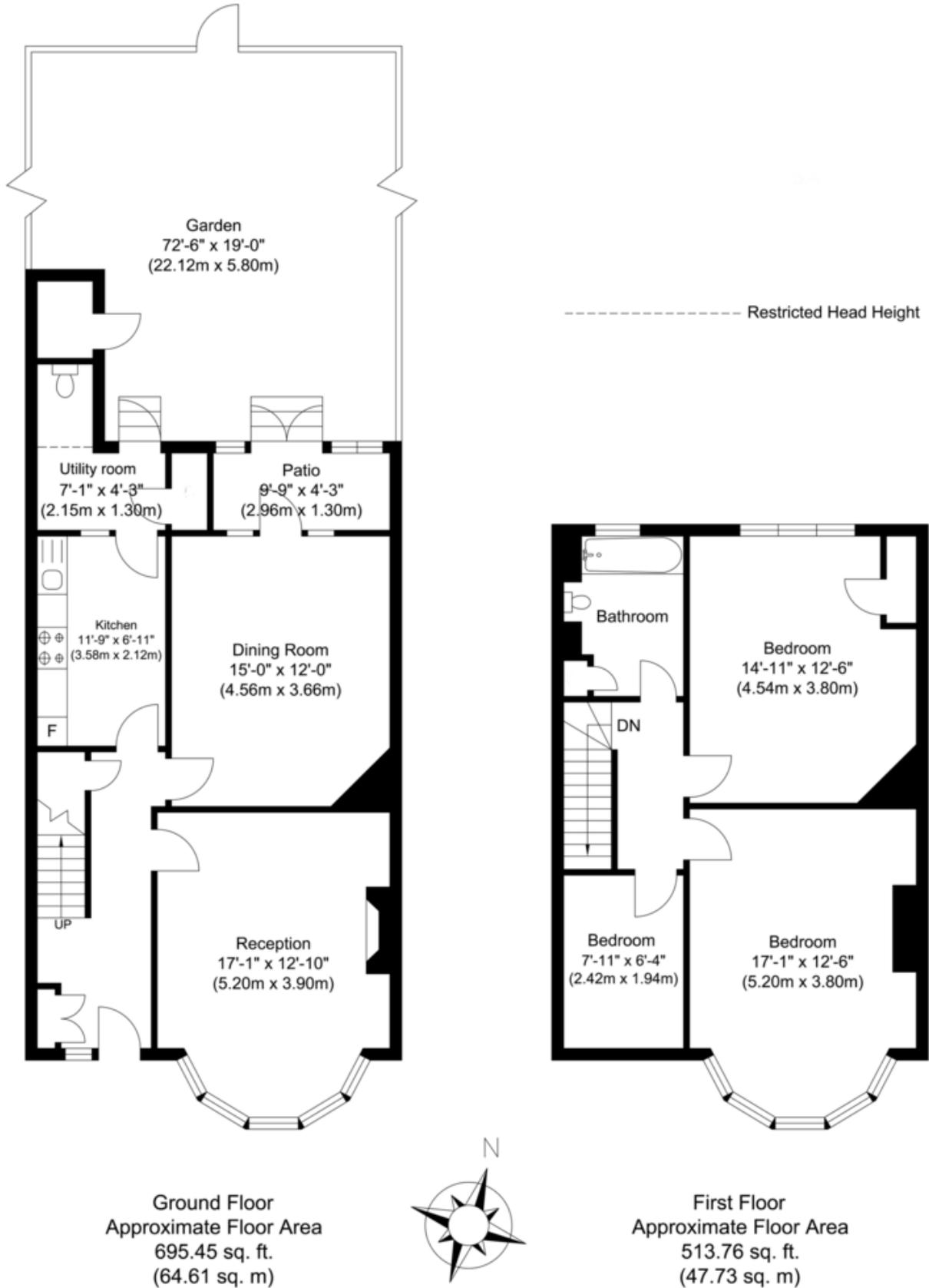
*** SOLE AGENTS ***

mile... is delighted to introduce on to the market this great terraced house. The ground floor comprises of two separate reception rooms, a fully fitted kitchen with access to a separate utility room with guest WC and a lovely 70ft west facing garden. The first floor comprises of the standard three bedrooms (two double and one single) and a modern three piece family bathroom. This house also benefits from off street parking, double glazed windows, parquet flooring downstairs and a fantastic amount of storage space and natural light. There is also the possibility to extend the full back of the house and loft in order to maximise the space (STPP). All Souls Avenue is ideally located just moments away from the wide open space of Roundwood Park and also within easy walking distance to many shops, bars and restaurants along with the amazing transport links of Kensal Rise (Overland) and both Kensal Green and Willesden Junction (Bakerloo line & Overground) stations.

- Great terraced house
- Three bedrooms
- Amazing 70ft west facing garden
- Good condition
- Fantastic location
- Off street parking
- Two reception rooms
- Many original features
- Possibility to extend two ways
- Close to shops and transports

TOTAL APPROX FLOOR AREA 1209.21 SQ. FT. (AREA 112.34 SQ. M)

whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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.