



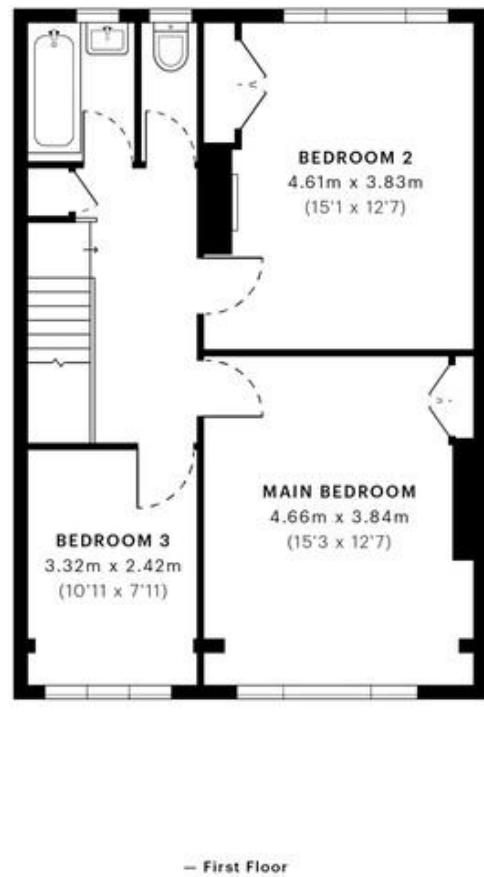
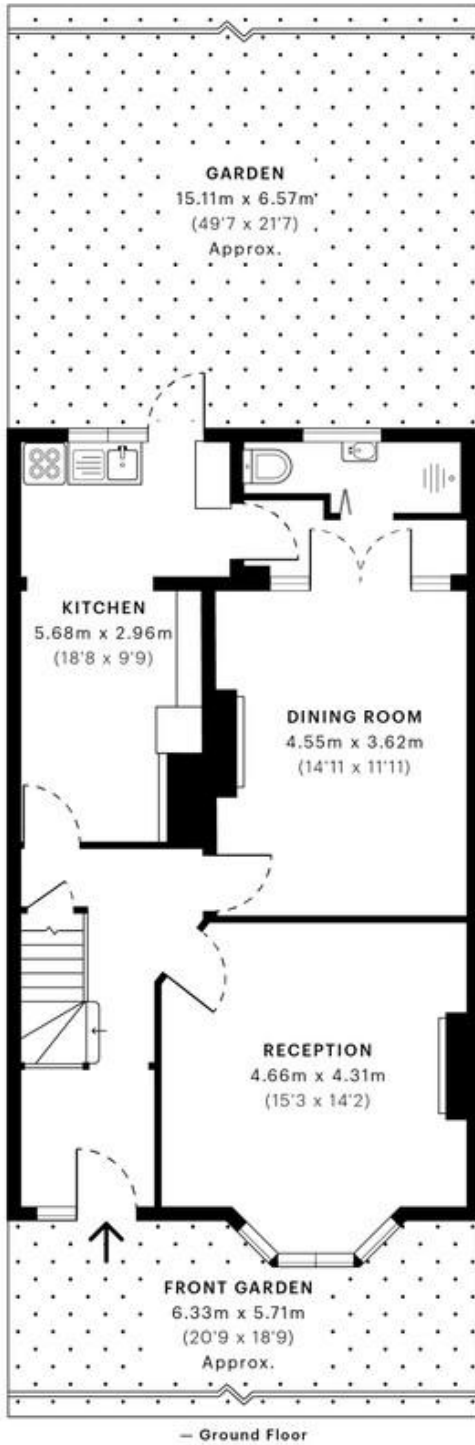
MILE



All Souls Avenue, London NW10 £950,000 Freehold

Mile are excited to bring to market this generous three bedroom family house well situated in Kensal Rise. Owned by the same family since the late 60s, this fantastic home offers an great opportunity for any aspiring home owner. Well positioned, situated between Herbert Gardens & Holland Road, this house gives access via a quaint and charming front garden (which could be turned into a driveway subject to council consent). Entering the house you are greeted with a grand sense of space; the reception room is well proportioned with bay windows and fireplace, a good sized dining room which leads to the kitchen and rear downstairs shower room. The first floor accommodates three very good sized rooms, and a separate bathroom & WC. There is access via the kitchen to the great 49ft southerly facing garden. Modernisation would be beneficial, this house can be extended further too by ways of a loft conversion and rear extension (STPP) to increase maximum living space. All Souls Avenue is ideally located just moments away from the wide open space of Roundwood Park and also with 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.

- Mid-terraced house
- Three bedrooms
- Great location
- Potential to extend (STPP)
- Chain Free
- 1383 sq ft
- Southerly facing garden
- Generous proportions
- Amenities close by
- Close to shops and transport



GROSS INTERNAL AREA (GIA)
The interior of the property
128.50 sqm / 1383.16 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes balconies, restricted head height
117.53 sqm / 1265.08 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, overhangs etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited to areas under 2.0m
0.00 sqm / 0.00 sqft

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.