



VITA
Properties

All Souls Avenue, Kensal Rise, London, NW10 | £1,350,000

- Fully extended
- Five bedrooms, two bathrooms
- Beautiful interiors
- Moments to College Road

- Stunning garden
- Private driveway

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

Kate Brookfield x Vita Properties are delighted to present this beautifully light and fully extended five bedroom house on All Souls Avenue NW10.

A wonderful mid-terrace family home with driveway and large garden in Kensal Rise

This beautifully renovated 1930s mid-terrace home features a private driveway for two cars and a large east-facing garden. Perfectly positioned near all that Kensal Rise has to offer —top-rated schools, transport links, and local amenities—this home is also just moments from College Green Nursery, College Road, and the stunning King Edward VII Park.

Located near the junction of Hardinge Road, the home has been thoughtfully designed to meet the needs of a young or growing family. A porch area provides space for coats and boots, leading into a wide hallway ideal for storing buggies, scooters, or trikes. The layout flows effortlessly, offering light-filled lateral spaces throughout.

At the front of the ground floor is a formal living room, a peaceful retreat for adults. The rear of the home has been extended to create an open-plan living space that encompasses a dining area, well-equipped kitchen, and family living area—all arranged in a circular flow. A full-width set of double sliding glass doors frames the back of the house, opening seamlessly onto the generous garden.

Additional ground floor features include a guest WC and under-stairs storage.

Upstairs on the first floor, you'll find two well-proportioned double bedrooms, a single bedroom, and a family bathroom complete with both a bathtub and a separate shower.

-  Terraced
-  Freehold
-  x 5
-  x 2
-  x 2



Kate Brookfield

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"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"



"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."



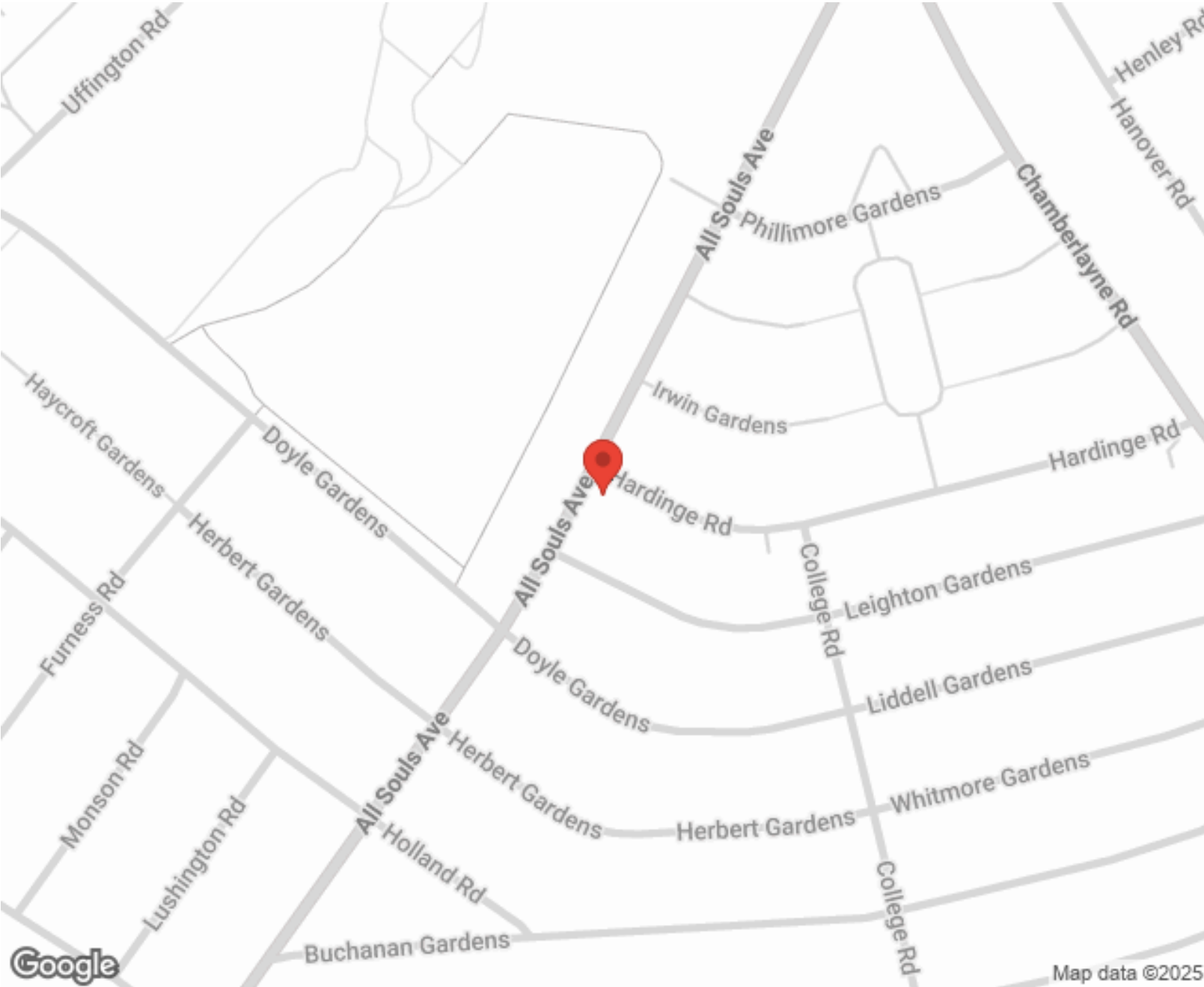
"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."



MORE INFO, PICTURES,
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OUR WEBSITE



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



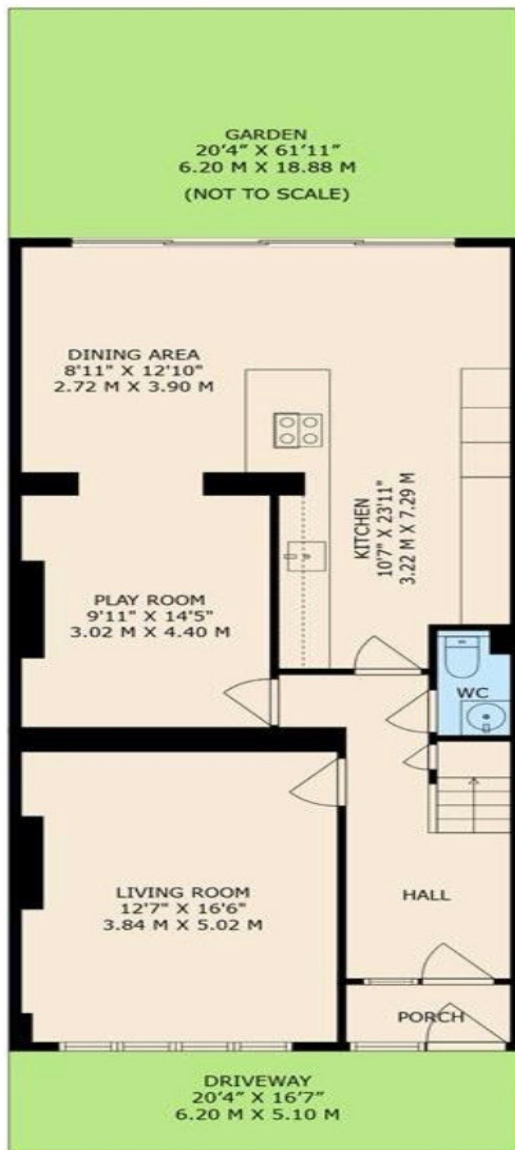
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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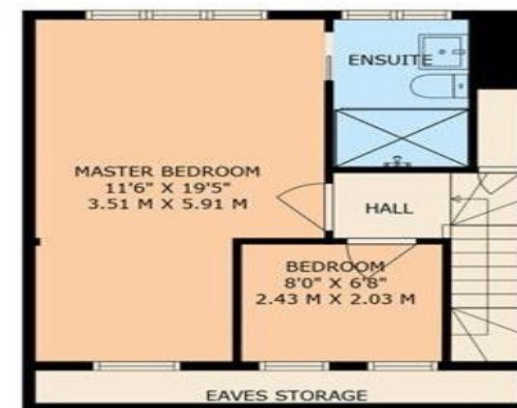
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA: 1987 SQ. FT / 185 SQ. M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and doors are approximate. Whilst every care is taken into the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.