



**VITA**  
*Properties*

Doyle Gardens, Kensal Rise, London NW10 | £1,575,000

- Renovated and extended semi-detached house
- Generous entertaining space
- Four bedrooms, three bathrooms, three living rooms
- Stunning west-facing garden
- Private driveway and garage
- Opportunity to further extend (STPP)
- Chain free

"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  
Collaborations

Kate Brookfield presents this wonderful semi-detached family home on Doyle Gardens, Kensal Rise, NW10.

Overlooking King Edward VII Park, this beautifully renovated and extended 1930s house is perfect for those seeking bright, lateral living spaces with generous entertaining areas and a large rear garden. Currently offering close to 2,250 sq ft, there is potential to increase the space further with the addition of a double-storey side extension (STPP). However, the house is already impressively spacious and thoughtfully designed for modern family living.

On the ground floor, a wide entrance hall provides space for coats and shoes. The formal living room is located at the front of the house and features a bay window with stained glass detailing, along with a log burner set into the original fireplace. A guest WC sits beside a large office room, which could also serve as a playroom.

The focal point of the ground floor is the stunning open-plan kitchen and day space, complete with a separate utility room, multiple skylights, and full-width bi-folding doors leading out to the west-facing garden. The first patio area is shaded by an electric green-and-white striped awning and complemented by a patio heater for year-round enjoyment. The landscaped garden is already prepped for a garden studio, with water, drainage, and electricity connections in place.

Upstairs on the first floor are two large double bedrooms, both with fitted wardrobes, two bathrooms (one en suite to the rear-facing bedroom), and a well-sized single bedroom.

-  Semi-Detached
-  Freehold
-  x 4
-  x 3
-  x 3



Oliver Kent

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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!"

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"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."

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"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."

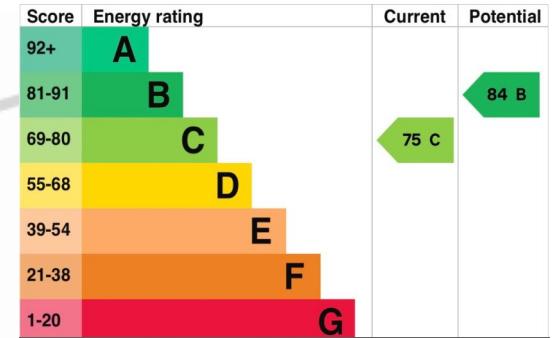
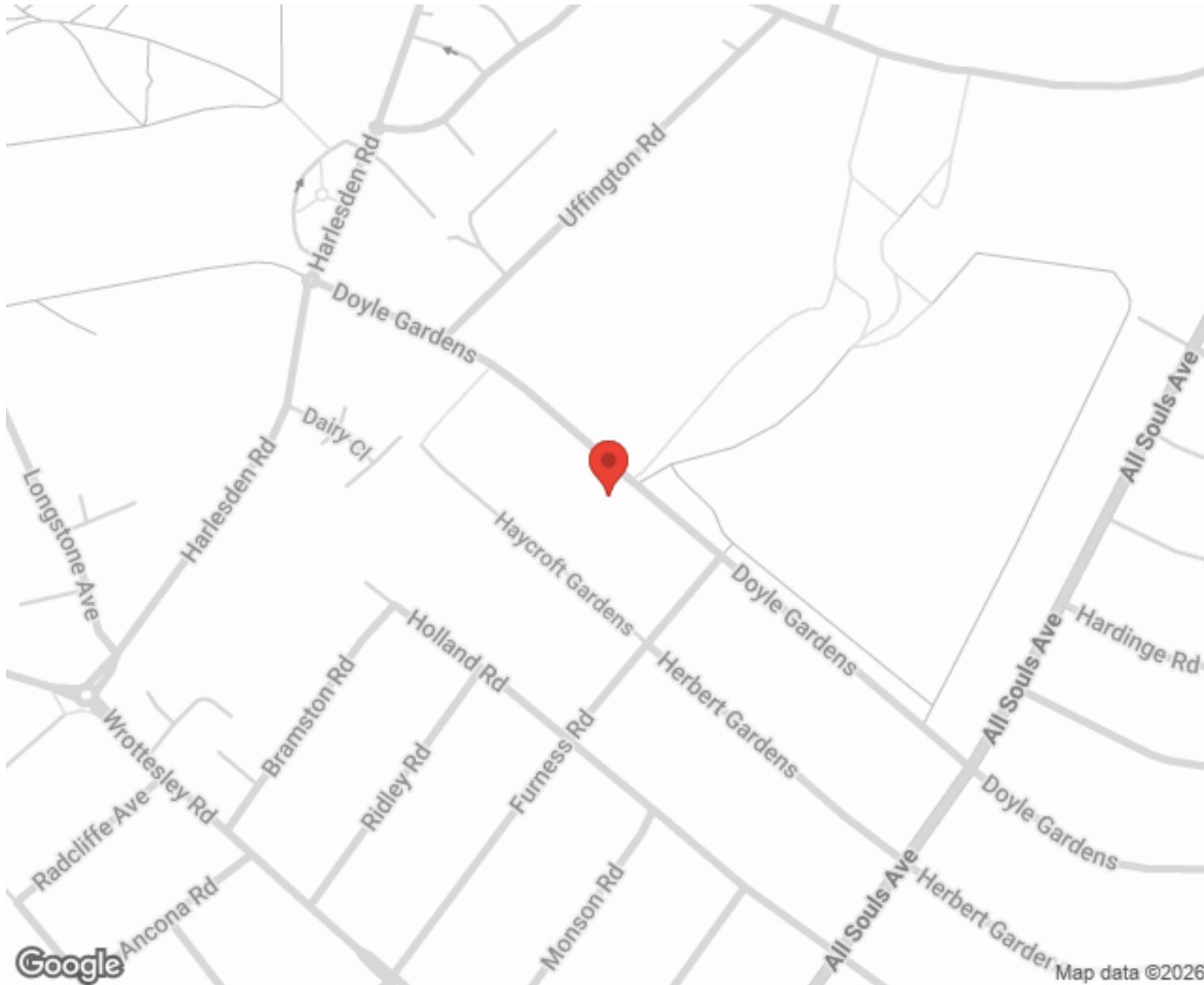
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"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



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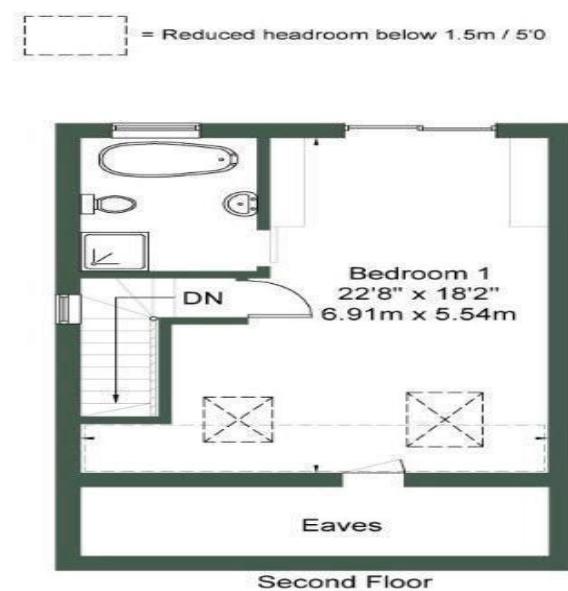
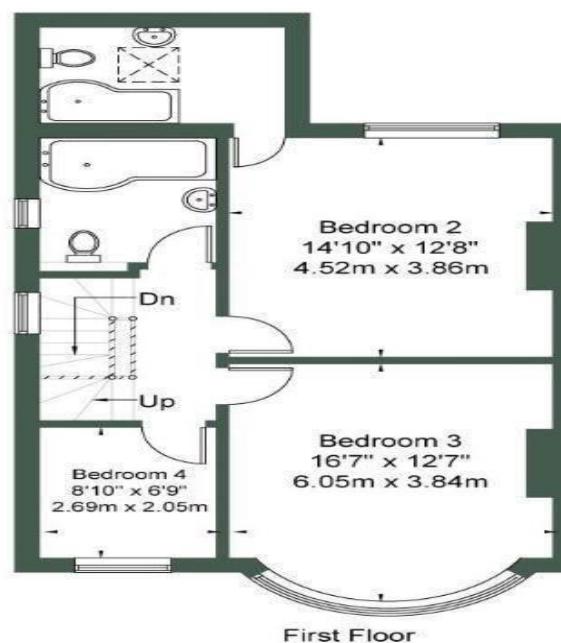
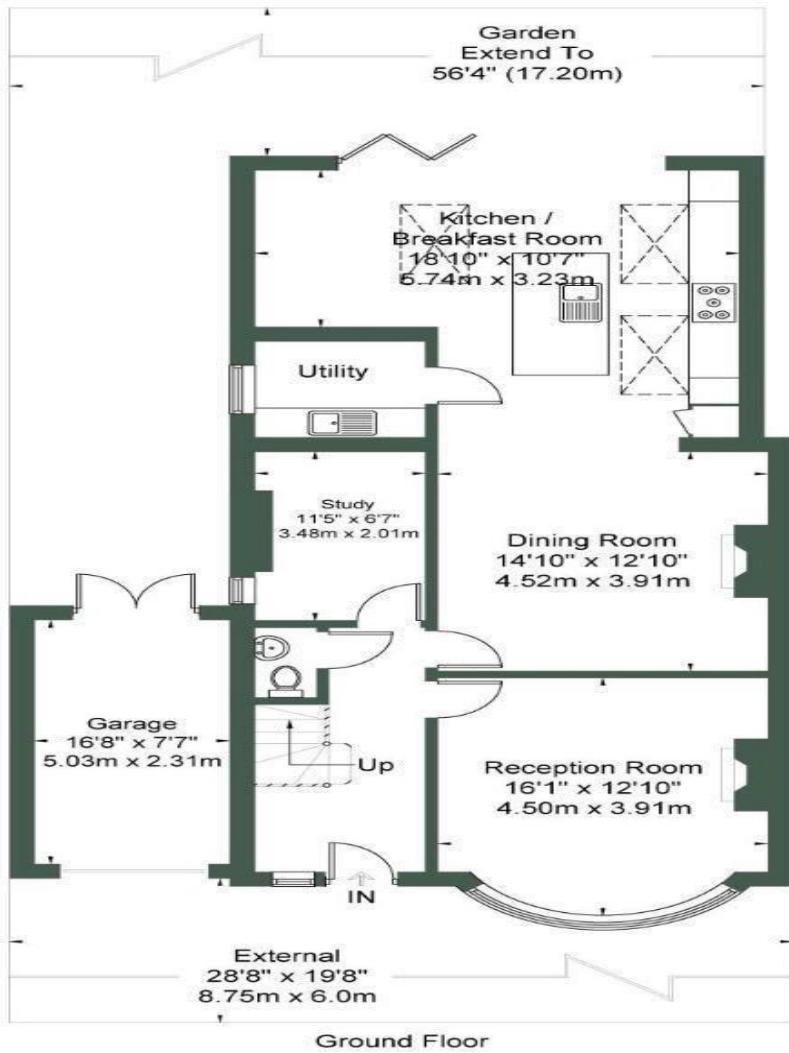
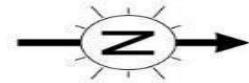
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# Doyle Gardens NW10 3SS

Approx Gross Internal Area = 200.8 sq m / 2161 sq ft

Eaves = 7.9 sq m / 85 sq ft

Total = 208.7 sq m / 2246 sq ft



= Reduced headroom below 1.5m / 5'0