Doyle Gardens

KENSAL RISE, LONDON NW10

£1,500,000



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.

The converted loft is home to a luxurious principal bedroom with high ceilings, built-in closets, floor-to-ceiling sliding doors opening to a Juliet balcony with charming garden views, and a full en suite bathroom.

Additional features include off-street parking for up to three cars and a garage with side access to the garden.







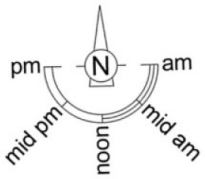


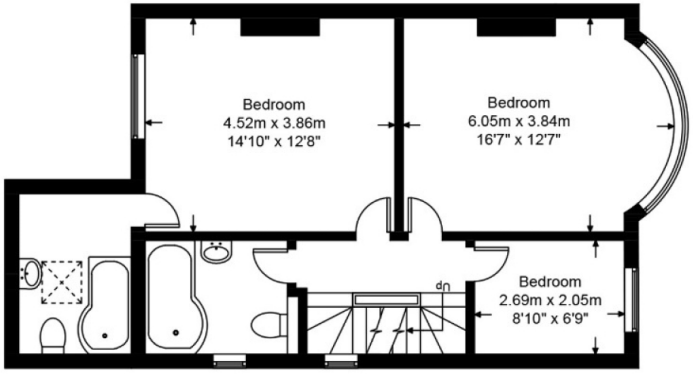
Doyle Gardens, NW10

Approximate Gross Internal Area= 2246 sq ft / 208.7 sq m

(Including Eaves)

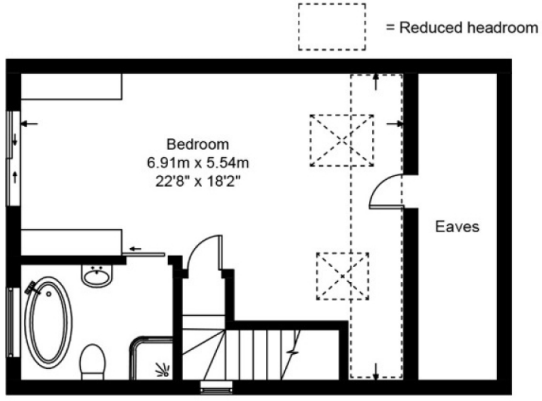
Eaves = 85 sq ft / 7.9 sq m



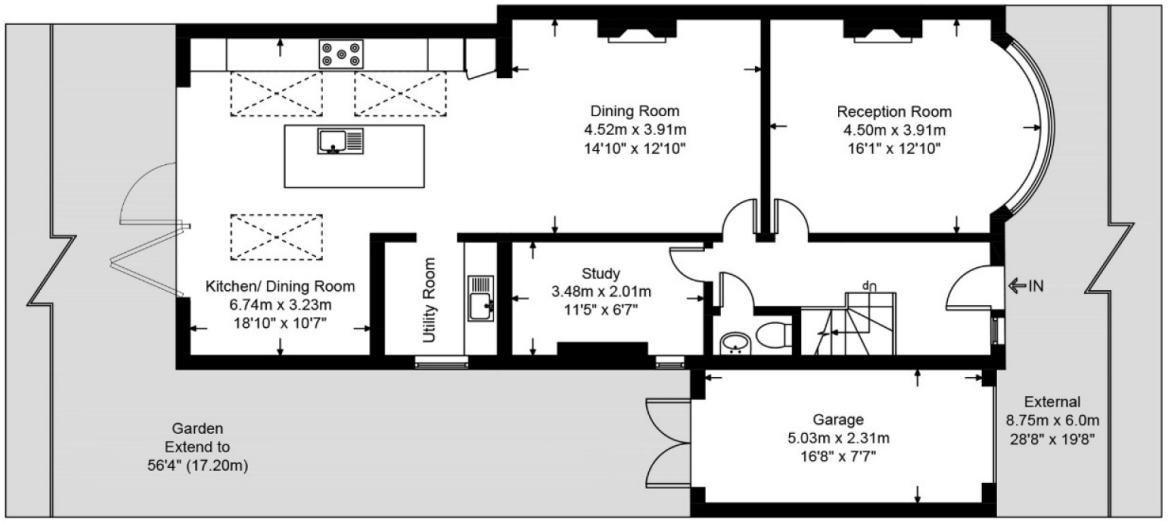


First Floor

= Reduced headroom below 1.5m/ 5' 0



Second Floor



Ground Floor

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer

Particulars

Property

Doyle Gardens, Kensal Rise, London NW10
£1,500,000

Rooms

3

3

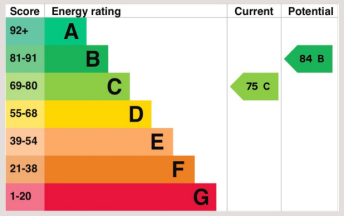
4

Features

- Renovated and extended semi-detached house
- Generous entertaining space
- Four bedrooms, three bathrooms, three living rooms
- Stunning west-facing garden

Information

Council Tax





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