



All Souls Avenue  
KENSAL RISE, LONDON NW10

£1,500,000



A wonderful example of an extended and thoughtfully designed mid-terrace four bedroom house on All Souls Avenue, NW10.

This beautiful home offers approximately 1963 sq ft of accommodation and features an impressive ground floor extension with a vaulted ceiling above the kitchen area, creating generous and beautifully designed entertaining spaces.

Upon entering the house, you are welcomed by a wide entrance hall with a practical area for coats and shoes, original tiled flooring, and a charming stained glass window. The reception room remains at the front of the house, featuring a bay window and a fireplace with a log burner, flanked by recessed shelving. Reclaimed wooden sliding doors separate the room from the open plan living space beyond, while the original door from the hallway has been retained, allowing for flexibility in how the spaces are arranged and used.





Stepping down towards the rear of the house, you enter the impressive open-plan kitchen, living and dining area, with doors opening onto the garden. This is an exceptional space for entertaining, with the vaulted ceiling creating a wonderful sense of volume and thoughtfully designed zones ensuring every area is both practical and inviting. In the dining area, floor to ceiling shelving spans an entire wall, while opposite is a smart utility and pantry room. The shaker style kitchen features a central island with a brass worktop, complemented by an exposed brick feature wall.



The beautifully landscaped garden is well presented, with a patio, lawn, raised flower beds and a versatile garden studio.

The first floor comprises three double bedrooms and a spacious family bathroom, complete with a roll top bath and separate shower. The second floor is dedicated to the principal suite, featuring an en suite shower room, a walk in wardrobe and dressing area, with French doors opening onto a Juliet balcony.





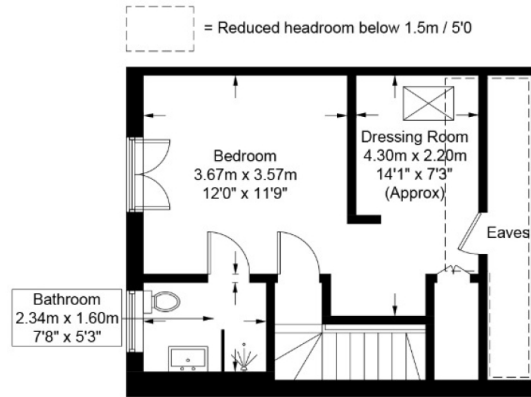
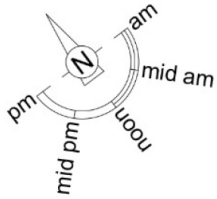


# All Souls Avenue, NW10

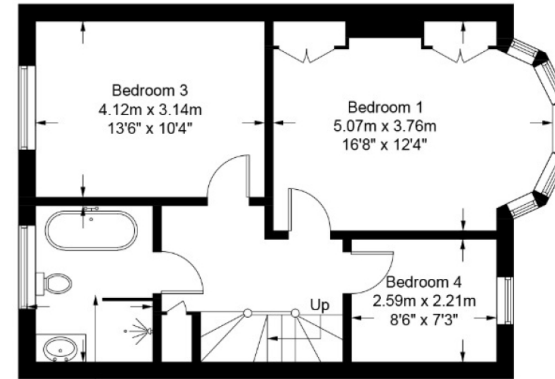
**Approximate Gross Internal Area = 1963 sq ft / 182.4 sq m**  
 (Including Outbuilding / Restricted Height & Eaves)

**Restricted Height & Eaves = 75 sq ft / 7.0 sq m**

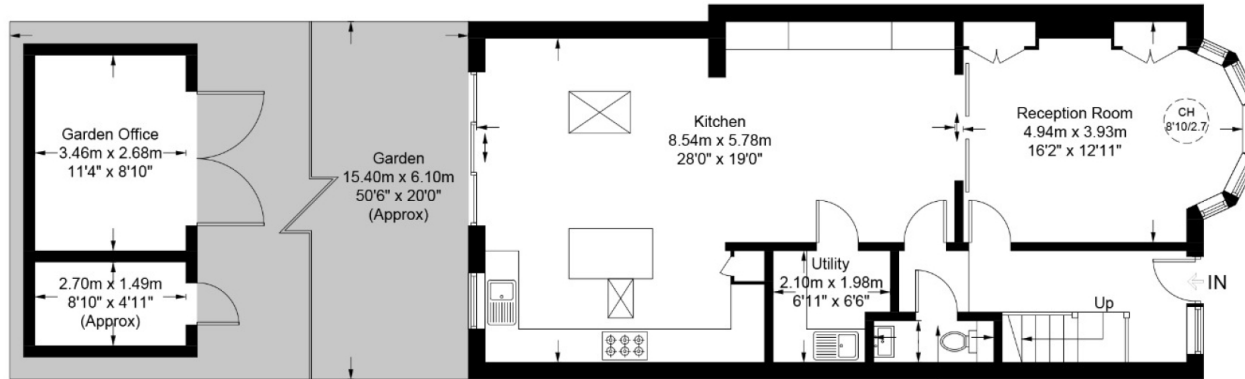
**Outbuilding = 151 sq ft / 14.0 sq m**



**Second Floor**



**First 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.



# Particulars

## Property

All Souls Avenue, Kensal Rise, London NW10  
£1,500,000

## Rooms



2



2



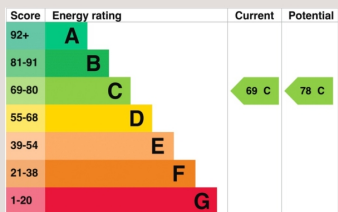
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## Features

- Extended four bedroom, two bathroom house
- Driveway
- Excellent entertaining spaces
- Garden studio

## Information

Council Tax



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