



ALL SOULS AVENUE, LONDON, NW10  
**£570,000 LEASEHOLD**

**WINKWORTH ARE PLEASED TO BRING TO MARKET THIS TRULY STUNNING TWO DOUBLE BEDROOM, SPLIT LEVEL FLAT SPREAD ACROSS 980 SQFT IN A PERIOD CONVERSION WITH PRIVATE AND OUTSIDE SPACE AND PRIVATE ENTRANCE LOCATED ON HERBERT GARDENS.**

**Kensal Rise & Queens Park | 0208 960 4947 | [kensalrise@winkworth.co.uk](mailto:kensalrise@winkworth.co.uk)**





### **LOCATION:**

Located on the corner of All Souls Avenue and Herbert Gardens, the flat is a short walk from College Road with its array of independent shops, cafes, and popular Gastropub, The Island - which is widely considered the best in the area. The location also means that both Kensal Rise and Kensal Green Stations are a short walk from the front door, meaning easy access to both the London Overground and the London Underground (Bakerloo line). Various parks including King Edward VII park are located close by, or it's also very easy to get to Hampstead Heath on the Overground.





## DESCRIPTION:

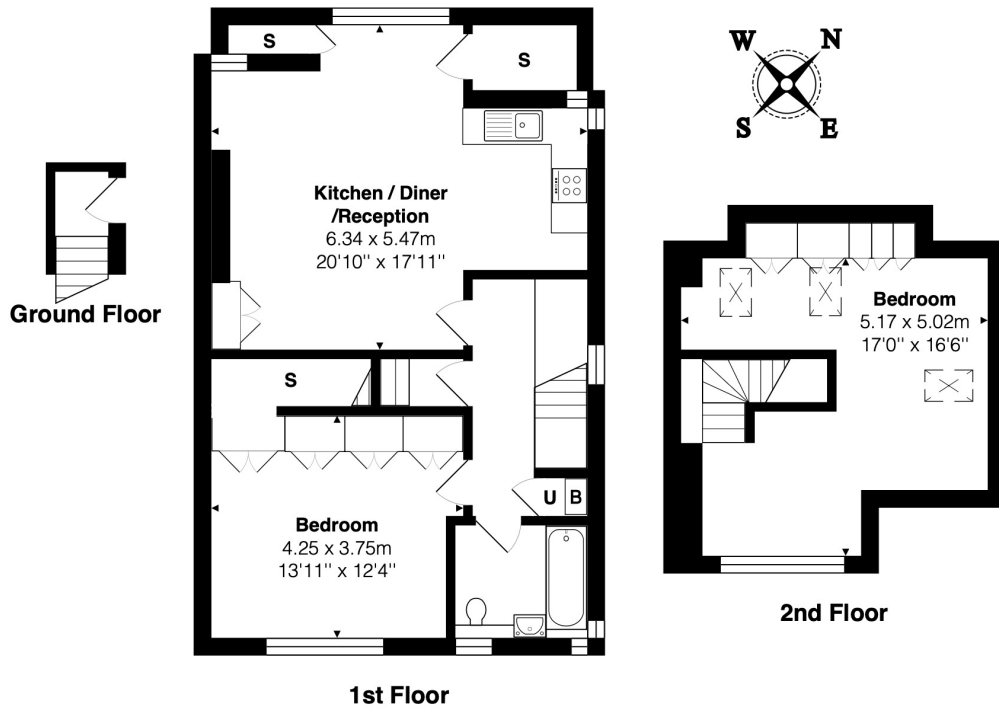
We are pleased to present to the market this lovely, bright and airy two double bedroom, split level flat with private outside space and a private front entrance - located on Herbert Gardens.

The flat is offered in excellent condition with a large open plan reception, diner and kitchen to the front of the property. The bathroom is a fully tiled three piece suite with modern fittings. To the rear of the flat is a spacious double bedroom with hidden walk in wardrobe. On the second floor, there is an incredible principle bedroom with ample space for storage and even desk space for those working from home. The windows on all three sides flood this room with natural light. Both bedrooms also overlook the gardens to the rear. Additionally, the property benefits from private outdoor space, accessible via the side of the property along Herbert Gardens.

With a drop kerb, this space can also double up as a driveway/off street parking.

Viewing comes highly recommended.

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Total Area: 91.0 m<sup>2</sup> ... 980 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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See things differently

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