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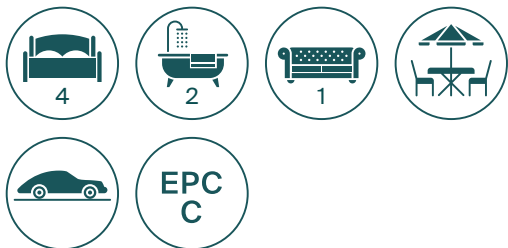
Doyle Gardens
Kensal Rise
NW10





The ground floor has a wonderful open plan layout that allows light to flow throughout, from the grand bay window in the front reception room, as well as two impressive skylights in the kitchen/ living space. The reception room is a cosy area with a feature fireplace. The kitchen is a beautiful, tranquil space, with underfloor heating, contemporary units as well as an exceptional sense of volume. During the warmer months, the bi-fold doors can be opened up directly into the peaceful 50 foot garden that has been designed to maximise sun exposure, with a decked area off of the kitchen and a patio area at the rear. This creates the perfect adaptable space for relaxing and entertaining. The ground floor also consists of guest W.C. and utility room. The first floor is home to two generously sized bedrooms as well as the family bathroom and an office/smaller bedroom.

The loft has been converted and provides the main bedroom with en suite. This room has been designed in such a way as to maximise the space and offers impressive ceiling height.



A popular location in the heart of Kensal Rise. The house is in close proximity to all the amenities of College Road, including L'Angolo delicatessen, Gracelands Cafe, the convenience store and library. The house is perfectly situated for easy access to excellent transport links via the London Overground at Kensal Rise, or the Bakerloo line at Kensal Green along with an array of further cafes and boutique shops on the fashionable Chamberlayne Road.

Doyle Gardens, NW10
 Approximate Area = 141.5 sq m / 1522 sq ft
 Including Limited Use Area (4.4 sq m / 48 sq ft)
 (Excluding Eaves)
 Eaves With Limited Use Area = 4.7 sq m / 50 sq ft



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [November 2020], Photographs and videos dated November 2020.

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