



## Doyle Gardens, London NW10

£1,599,950 Freehold

Offered in great condition, this beautiful home offers superb living space across three floors and 2246 sq ft. The ground floor comprises of a cosy reception room with bay windows and feature fire place and green views of King Edward Park, a guest WC, study room, separate utility room, and a show stopping open plan kitchen diner. There access via bi-fold doors onto the superb 70ft south garden, ideal for entertaining. On the first floor you'll find two double bedrooms and a further single, with a great three piece family bathroom. The attic too has been converted to provide two further bedrooms (one with en-suite). Doyle Gardens is an extremely popular residential road and this property is ideally located for Chamberlayne Road and College Road's many restaurants, pubs, vintage shops and both Kensal Rise (Overland) and Kensal Green (Bakerloo line & Overground) stations plus numerous bus routes

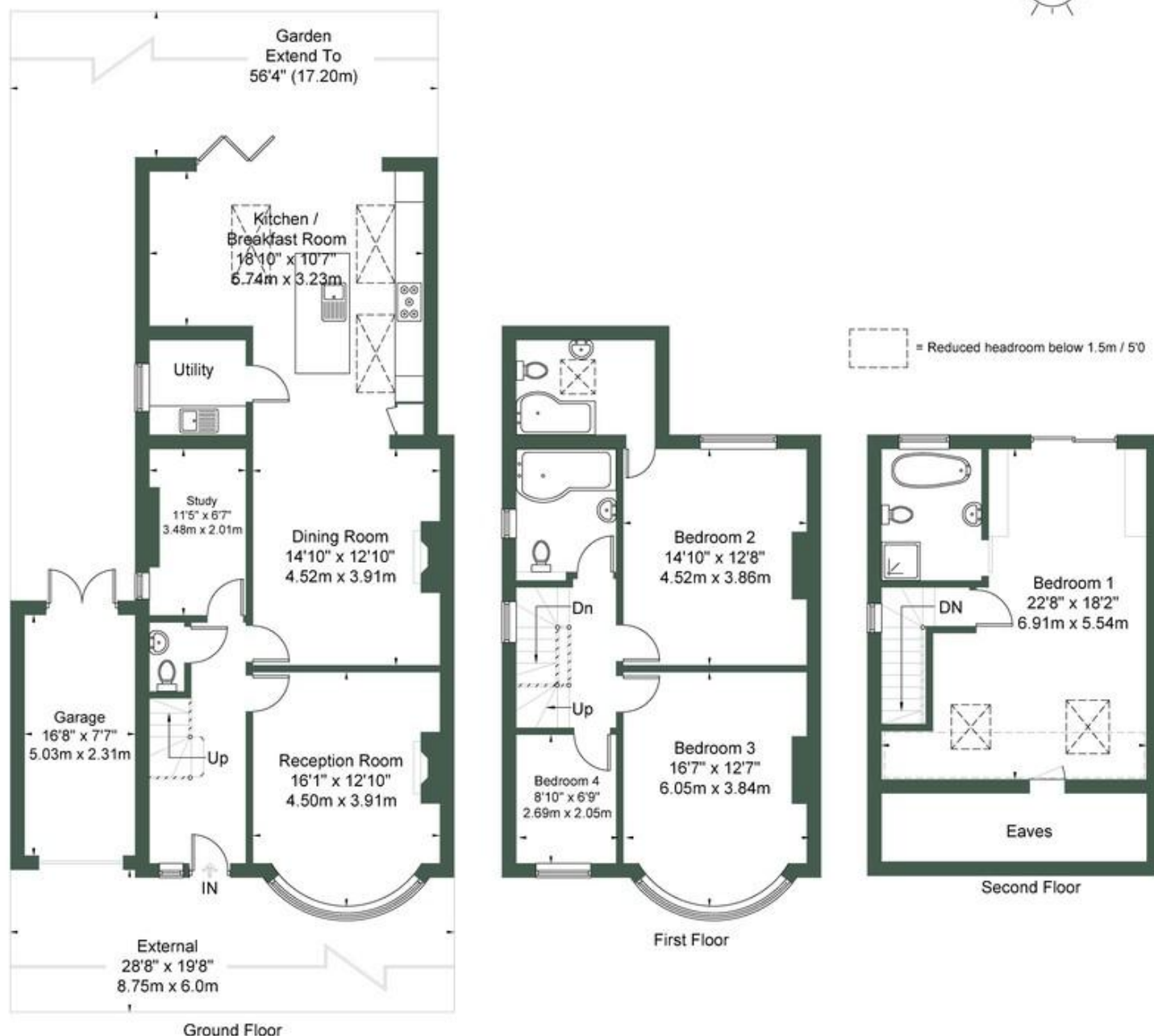
- Semi detached house
- Four bedrooms
- Excellent condition
- Off street parking
- South facing garden
- Available June 2023
- Good primary schools in proximity
- 2246 sq ft
- Furnished
- Close to shops and transport

# 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



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should

**MONEY LAUNDERING REGULATIONS 2003:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.