



RIGBY &
MARCHANT



Linden Avenue - Kensal Rise
£1,900,000



Linden Avenue, London
£1,900,000

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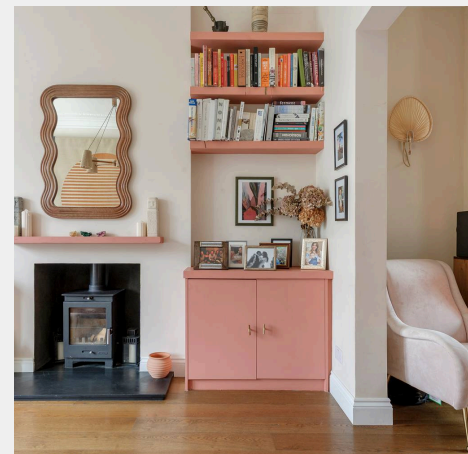
Linden Avenue

Kensal Rise

A fully extended end-of-terrace Victorian family home on one of Kensal Rise's best-loved streets. Being end of terrace, it runs wider than most houses on the row, and you feel it the moment you step in: more space, more light, more room to breathe. At 2,104 square feet, it gives you five double bedrooms, three bathrooms and the kind of flexible layout a growing family actually needs.

The ground floor makes a strong first impression. A handsome double reception stretches front to back with high ceilings, a wood-burning stove and warm wood floors. It works just as well for a house full of people as it does for a quiet night in. Walk through and the house opens right up. The kitchen and dining room, extended to the side and rear, is where everyone will end up: a big island at the centre, bi-fold doors thrown open to the garden, light pouring across the floor.

Upstairs, the first floor holds the principal bedroom with its own en suite, two more well-proportioned doubles, a family bathroom and a separate utility room, which is a properly useful thing to have in a family home. The top floor adds two further double bedrooms, one with an en suite shower room, plus generous eaves storage that takes the house to 2,367 square feet in total. The garden is private and green, framed by mature planting, built for long lunches and slow Sunday mornings.







68 Linden Avenue

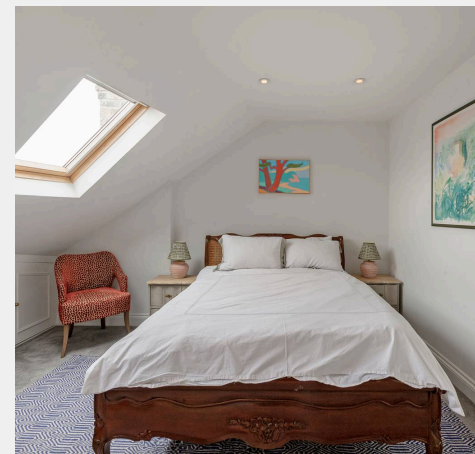
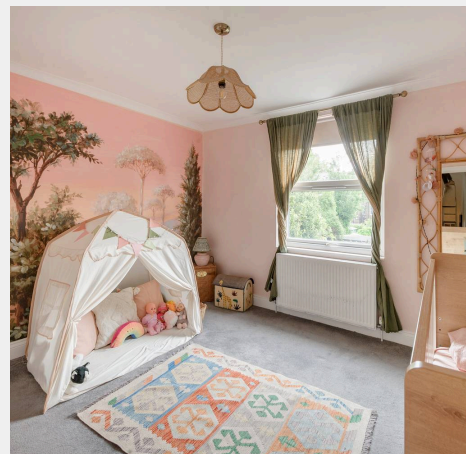
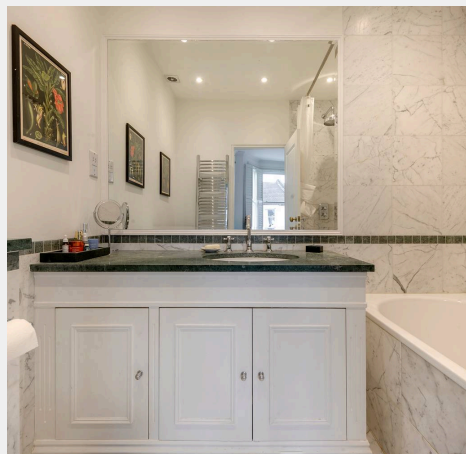
Kensal Rise

Linden Avenue is moments from the independent shops, pubs and restaurants along Chamberlayne Road and College Road, with Queen's Park and Tiverton Green a short walk away. Kensal Rise Overground (Mildmay Line) is close by, running east to Stratford via Hampstead Heath and west to Clapham Junction. Ark Franklin Primary is just around the corner.

Council Tax band: D

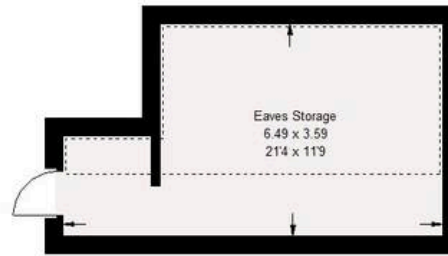
Tenure: Freehold

- End-of-terrace Victorian - wider than most on the street
- 2,104 sq ft (2,367 sq ft with eaves storage)
- Five double bedrooms, three bathrooms
- Extended open-plan kitchen/diner with bi-fold doors to garden
- Double reception with period features
- Central location

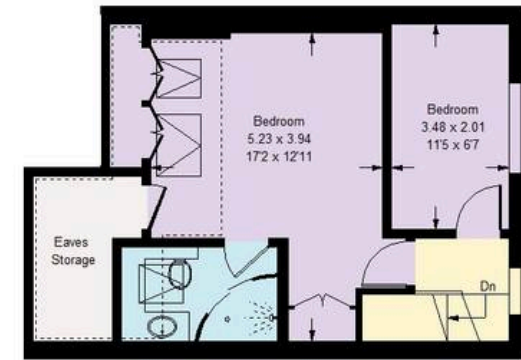


Linden Avenue, NW10

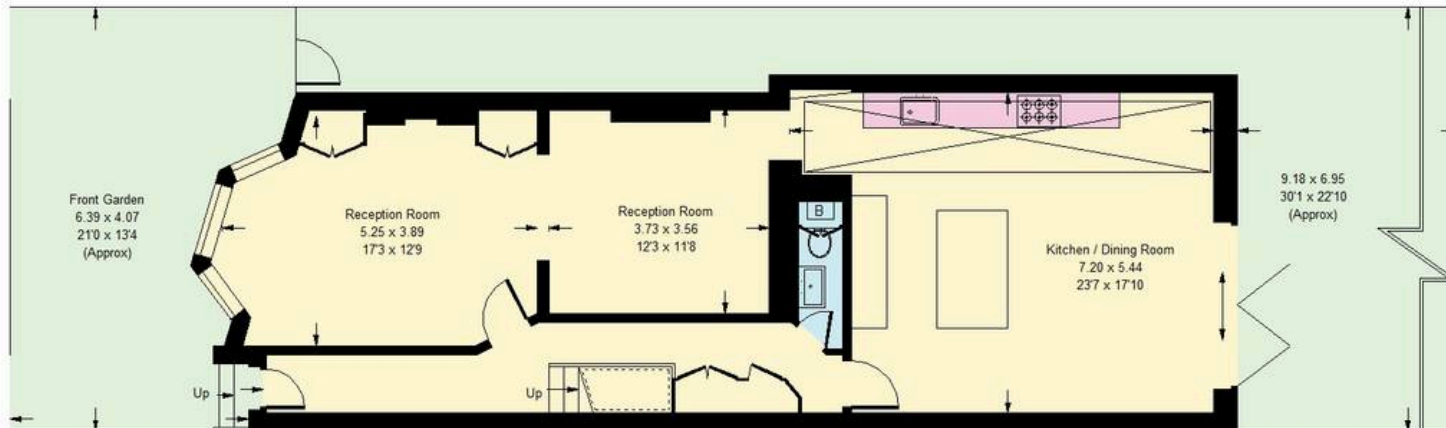
Approx Gross Internal Area = 195.5 sq m / 2104 sq ft
 Eaves Storage = 24.4 sq m / 263 sq ft
 Total = 219.9 sq m / 2367 sq ft



First Floor



Second Floor



Ground Floor

- - - = Reduced headroom below 1.5 m / 5'0"

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.



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