



**FOR SALE**

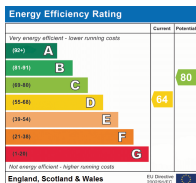


## Doyle Gardens, Kensal Rise London NW10

An Ideal Family Home or Buy-to-Let Investment

Mischa & Co are delighted to offer this stunning and thoughtfully designed family home, perfectly positioned in the heart of Kensal Rise, just moments from College Road and the open green spaces of Queen's Park. This attractive four-bedroom property retains a wealth of original features and offers generous living and entertaining space throughout. The ground floor comprises spacious reception rooms, a large kitchen/diner with doors opening onto a brick-built shed and a convenient downstairs shower room. On the first floor are three well-proportioned double bedrooms and a beautifully finished four-piece family bathroom. The top floor features a spacious bedroom with its own en-suite.

Doyle Gardens is a peaceful residential street within easy walking distance of the shops, bars, and cafés along College Road and Chamberlayne Road. The property is also ideally located for Queen's Park, Kensal Green Station (Bakerloo Line), and Kensal Rise Overground, providing excellent transport links into the city. The property further benefits from an approved HMO licence, making it particularly attractive to investors. Chain-free sale – call now to arrange a viewing.



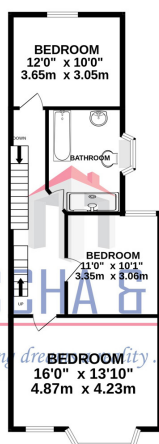
**£1,250,000 Freehold**

# Floorplan

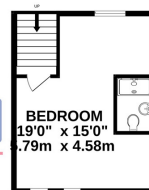
GROUND FLOOR  
931 sq.ft. (86.5 sq.m.) approx.



1ST FLOOR  
640 sq.ft. (59.4 sq.m.) approx.



2ND FLOOR  
288 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 1856 sq.ft. (172.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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NB: Please note that all fittings, kitchen appliances and heating systems have not been tested by Mishca & Co Sales & Lettings. Whilst we endeavour to make our sales details accurate and reliable. Room sizes should not be relied upon for carpets and furnishings. If there is any point, which is of particular important to you, please contact our office and we will be pleased to verify any information for you. Do so particularly if contemplating travelling some distance to view this property.