



Kelfield Gardens, London. W10 6LS

£3,650,000





## Kelfield Gardens

This imposing six-bedroom detached house is for sale for only the second time since it was built and offers versatile light and spacious living, together with a flexible basement extension with its own entrance.

Configured for flexibility, it sits in one of the widest plots in the conservation area and has an open aspect to both front and rear.

In the double reception room, light from the south-facing bay window accentuates the sense of space and further emphasises the volumes at play. French doors tie together the two separate areas for the sitting room and the formal conservatory dining. Period features, from the ceiling cornicing to an ornate fireplace also add to the unifying effect. An archway opens onto a modern kitchen with a less formal dining area and TV room.

The rear garden back conveniently onto a wildlife garden and land owned by the nearby Methodist Church, affording an open outlook that only a few houses get to enjoy. Upstairs, the principal bedroom has fitted wardrobes bringing practicality, while a large bay window floods the room with south facing light. Off the master bedroom is large ensuite bathroom with both bath and separate shower. Three further bedrooms and 2 bathrooms complete the scene upstairs.

The last piece of the jigsaw is the huge basement extension which is accessed off the kitchen or by its own front door to the side of the house. Here a huge open plan reception with kitchenette is complemented by 2 double bedrooms and 2 bathrooms.





# Kelfield Gardens

Kelfield Gardens runs west off St Helens Gardens, only a few minutes walk away from local shops and cafes. There is a friendly park and playground nearby and Wormwood Scrubs is also close for excellent dog walking. The amenities of Portobello Road and Westfield Shopping Centre, as well as White City (Central Line) and Latimer Road (Circle and Hammersmith & City Lines) underground stations are on hand.

Council Tax band: G

Tenure: Freehold

- Detached freehold house
- Open outlook
- Self contained basement accomodation
- 6 Bedrooms and 5 bathrooms









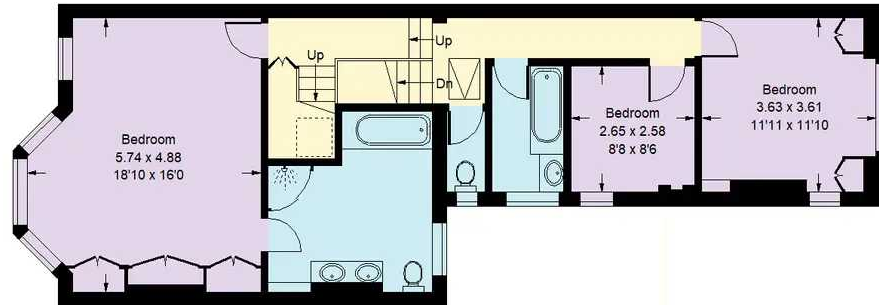
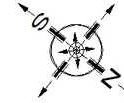




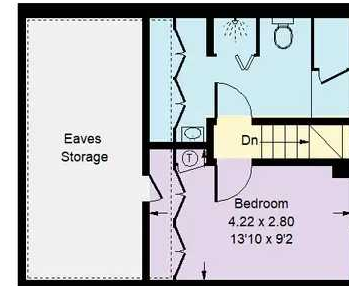


# Kelfield Gardens, W10

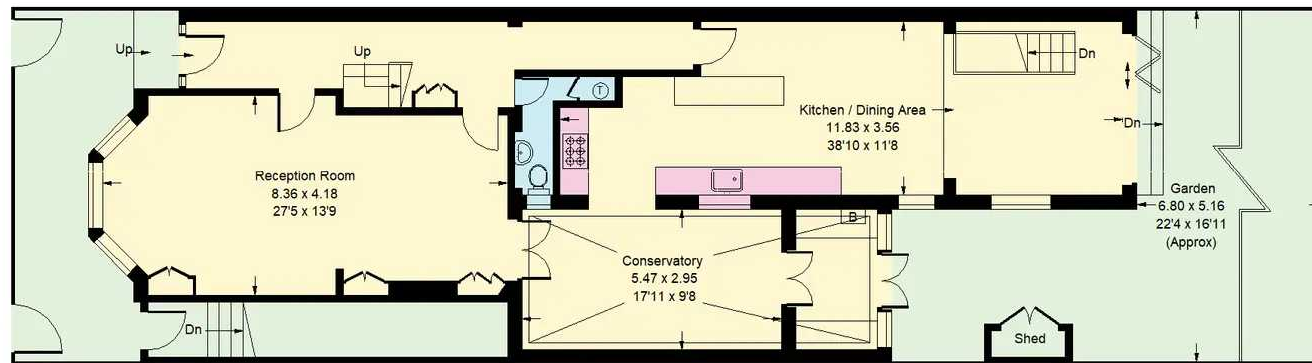
Approx. Gross Internal Area = 332.3 sq m / 3577 sq ft  
 Eaves Storage = 13.5 sq m / 145 sq ft  
 Total = 345.8 sq m / 3722 sq ft



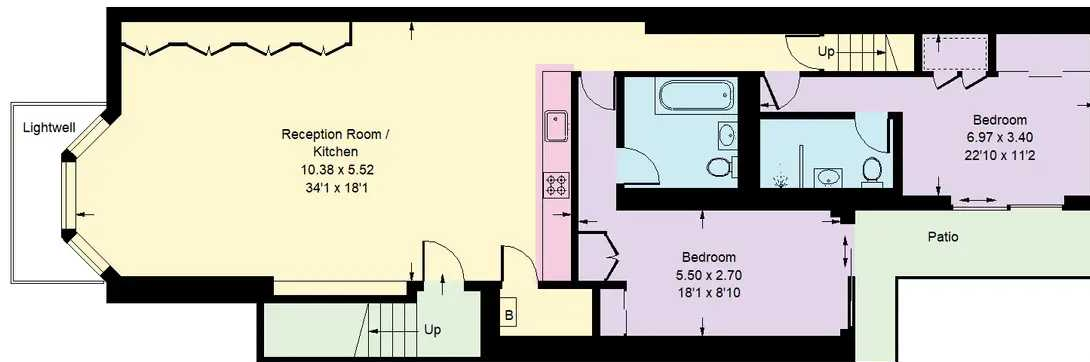
First Floor



Second Floor



Ground Floor



Lower 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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