



Wallingford Avenue,
North Kensington, W10 6QA



£2,100,000

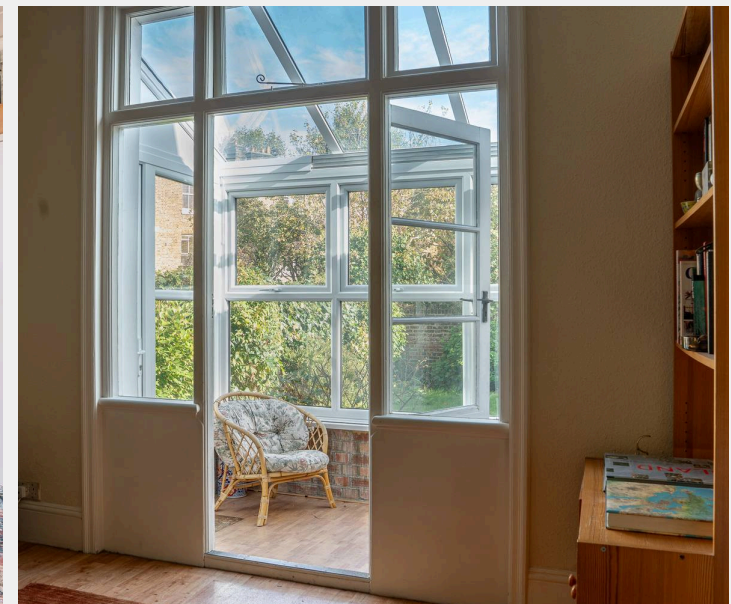


A rare find on one of the St Quintin Estate's most sought after tree lined streets, this unmodernised Edwardian home offers a wonderful opportunity to create a truly special family house.

Arranged across just two floors the property enjoys an open aspect to the west and uninterrupted views over the green space of the Methodist Church gardens to the rear, filling the house with natural light and a unique sense of space seldom found within a terrace.

There is exciting potential to reimagine the home and enlarge the ground floor and extend in to the attic space to significantly increase the size of the property. Or you could follow both of the neighbouring properties who have gone further again by extending beneath the home to create enviable extra volume. Whether through a basement dig, ground floor extensions or front and rear loft conversions, subject to planning, the opportunities are endless.

- Fantastic position
- Development opportunity
- Close to Golborne & Portobello





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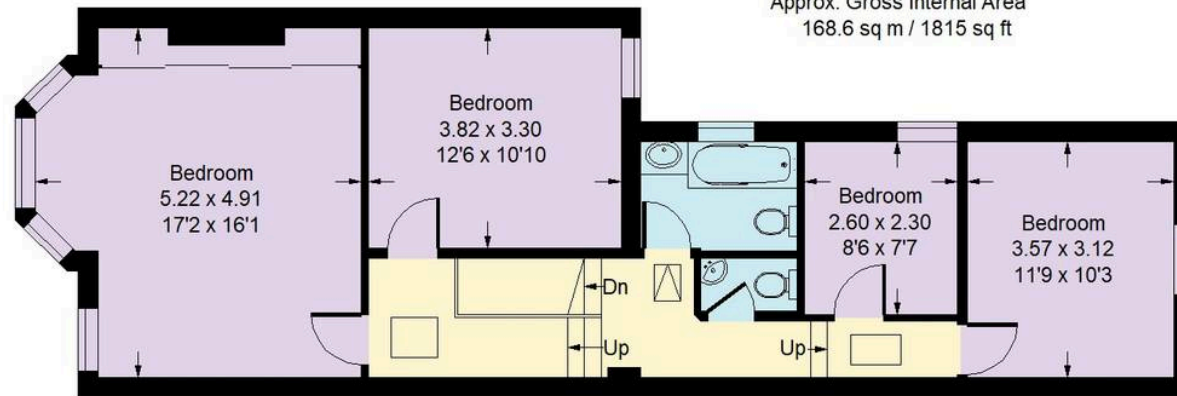
Perfectly positioned in the heart of the St Quintin Conservation Area, Wallingford Avenue is admired for its elegant period homes and community atmosphere. The area is also favoured by families drawn to its proximity to some of London's finest schools. Nearby, the boutiques and cafés of Westbourne Grove, the eclectic energy of Portobello and Golborne Road, and the convenience of Ladbroke Grove station all combine to make this a truly special location in W10.

Council Tax band: G

Tenure: Freehold

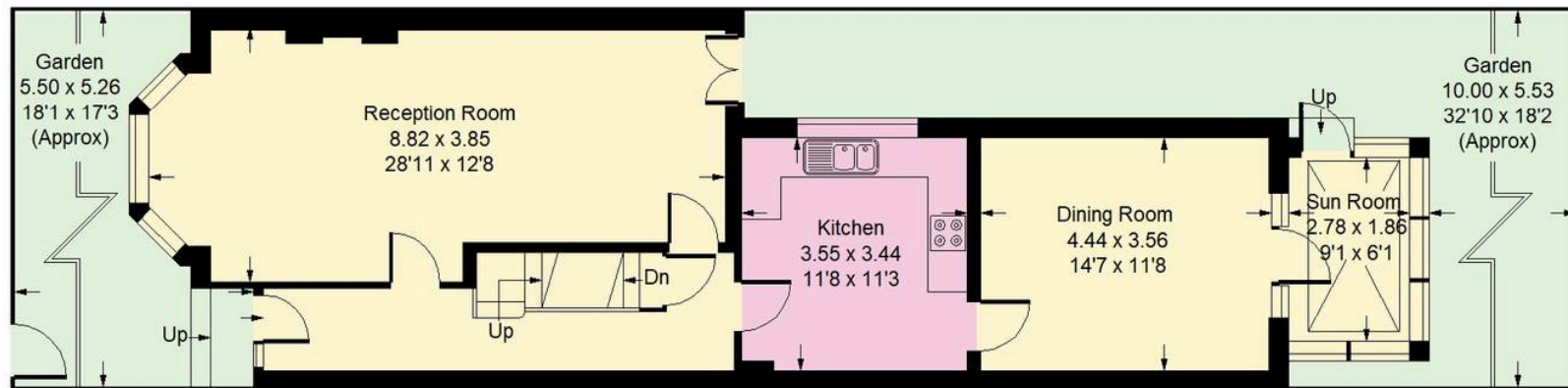
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Approx. Gross Internal Area
168.6 sq m / 1815 sq ft

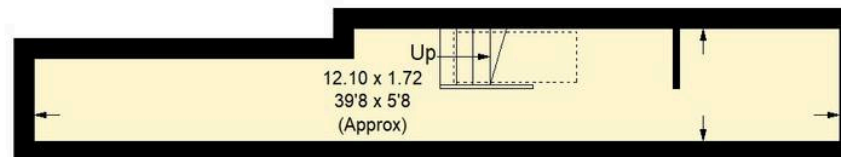


 = Reduced headroom below 1.5 m / 5'0

First Floor



Ground Floor



Lower Ground Floor

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.



Rigby & Marchant

115 Westbourne Studios 242 Acklam Road, London - W10 5JJ

020 7221 7210

sales@rigbyandmarchant.co.uk

www.rigbyandmarchant.co.uk/

