

RIGBY & MARCHANT



Pangbourne Avenue,

North Kensington, W10.

£7,995 pcm



Arranged over four floors, the property offers versatile living space, private garden and enjoys outstanding views of Kensington Memorial Park from its terrace.

Offering 4 bedrooms and a flexible lower ground floor with home office/tv room and gym/bedroom 5, this modern take on a period townhouse has generous volumes inside, and plentiful outdoor space to relax in.

Crafted to an exceptional standard, featuring underfloor heating, integrated media systems, bespoke fitted wardrobes, and a designer kitchen with Siemens appliances and quartz worktops.



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Sitting in a pocket of North Kensington, the home is moments from the boutiques and cafés of St Helens Gardens, close to the vibrant Portobello Road, and within easy reach of Westfield Shopping Centre. Excellent transport links include Ladbroke Grove Underground (Circle and Hammersmith & City lines) and White City Underground (Central line), both within walking distance.

Residents are just moments from a wonderful selection of family-friendly amenities, including the Pangbourne House Montessori School, a beautiful park with a charming café, a children's playground, tennis courts, and a water play area perfect for warm summer days.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- Convenient location, 10 minutes walk from Hammersmith and City tube stations
- Garden and Terraces
- Off street secure parking for 2 cars with ev charging
- Moments from local schools including Pangbourne House Montessori



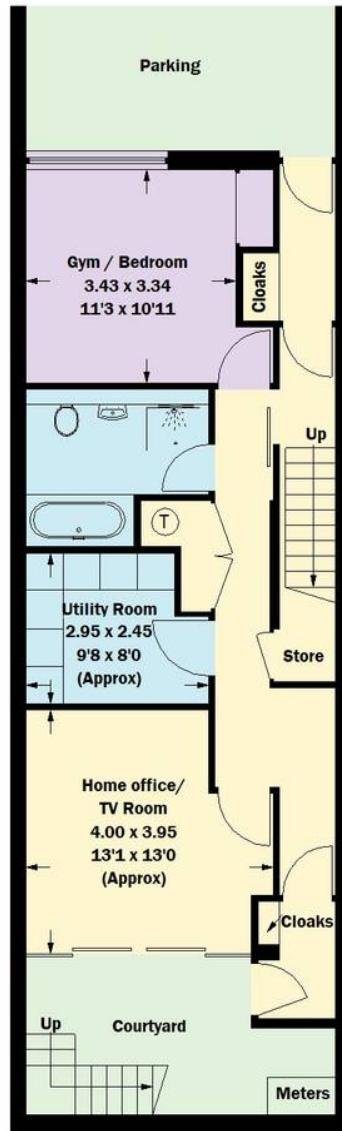
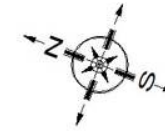




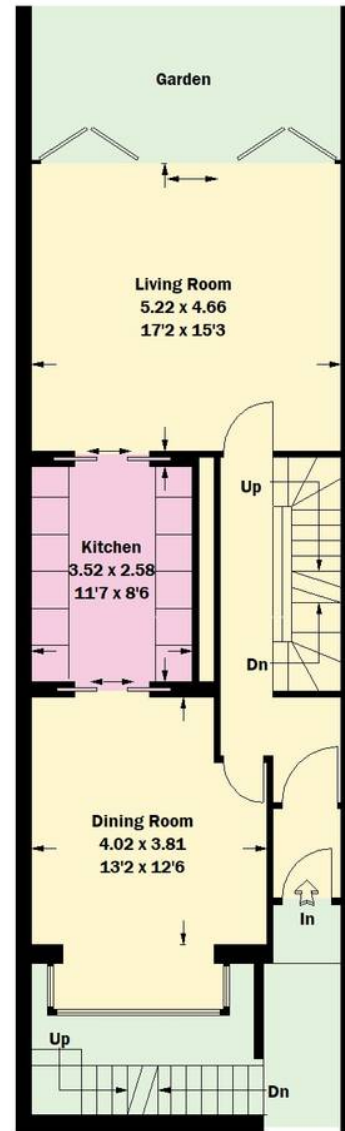


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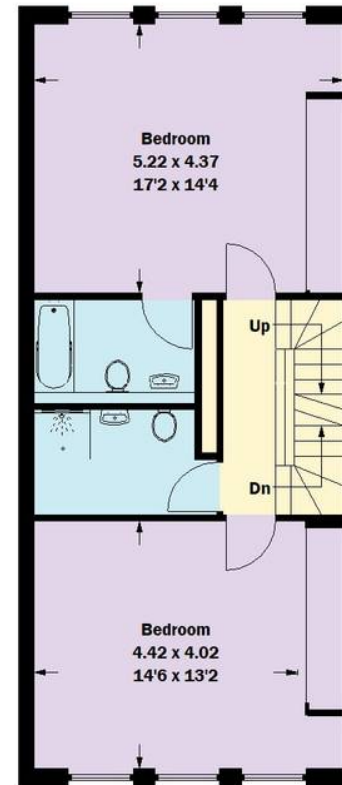
Approximate Gross Internal Area
230.8 sq m / 2484 sq ft
(Excluding Stores)



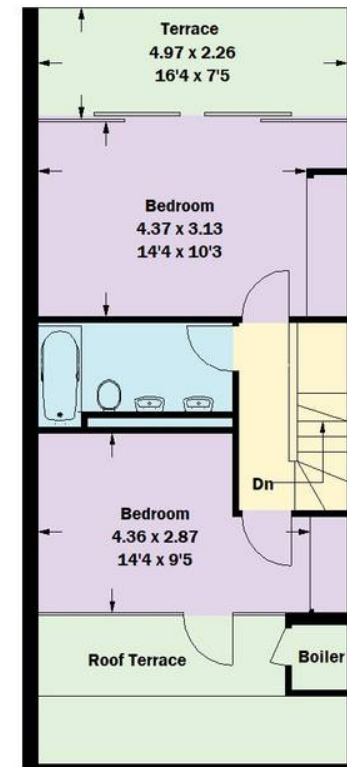
Lower Ground Floor



Ground Floor



First Floor



Second 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.



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