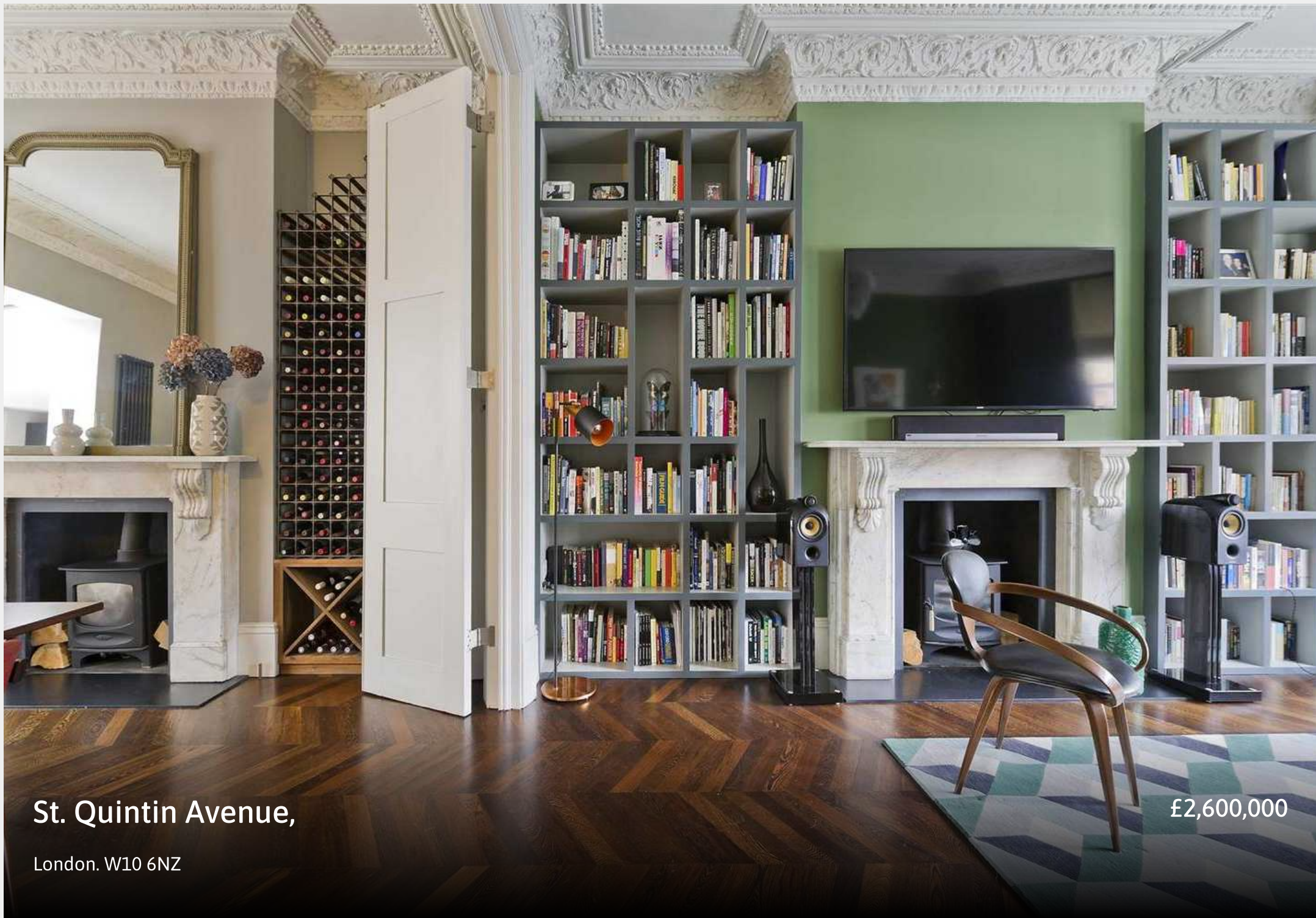
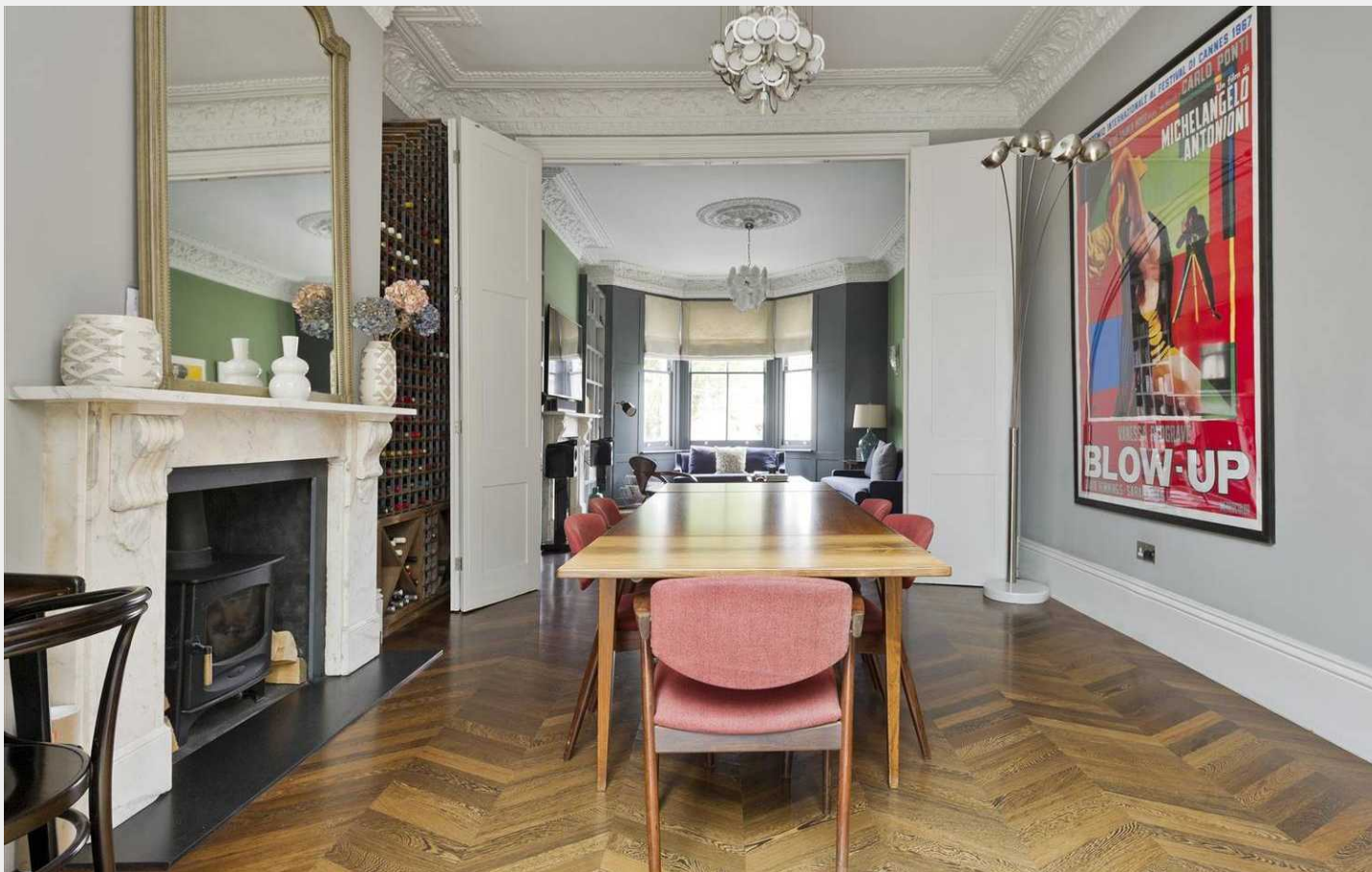




St. Quintin Avenue,

London. W10 6NZ

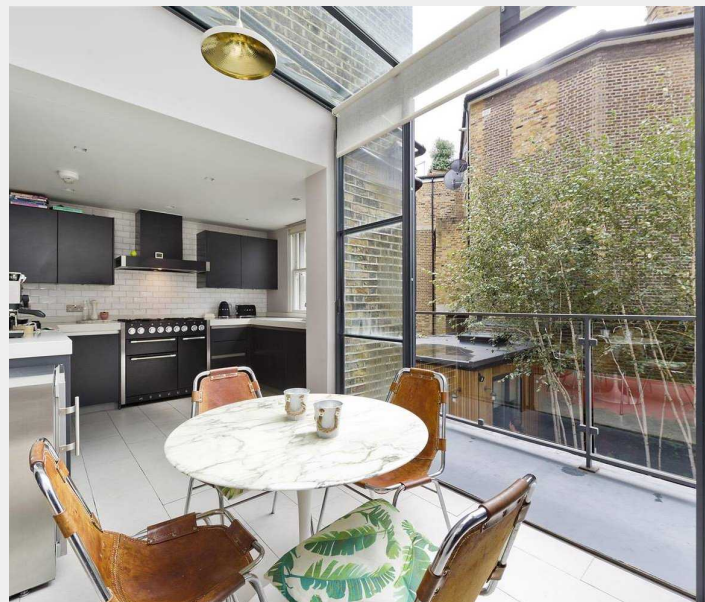
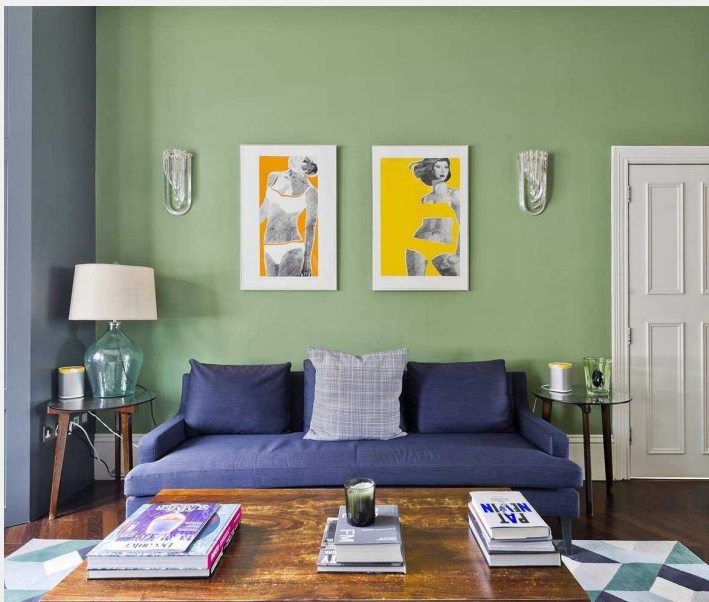
£2,600,000



An exquisite three-double-bedroom maisonette within a grand Victorian Villa, enviably located within the St. Quintin Conservation area of North Kensington, W10.

Set across the upper and lower-ground floors, the owners have comprehensively refurbished and reimagined the space, maximising volume and light throughout. The home is entered across a wide front garden, demised to the property and set back from the road. A huge double reception, with honed-marble fireplaces greets you through the front door, whilst the chevrons of the glorious parquet floor lead you towards a wonderfully bright breakfast room and kitchen with Crittal-style glazing and balcony overlooking the private garden below.

The lower-ground provides extremely generous and flexible accommodation with the master suite positioned at the rear, entered through a large dressing area with bespoke built-in wardrobes. Beautifully appointed bathrooms and underfloor heating provide high levels of comfort to those lucky enough to call this home. The elegantly landscaped rear garden benefits from a very stylish home studio, set beneath gently swaying silver birch trees, a true sanctuary from city life.



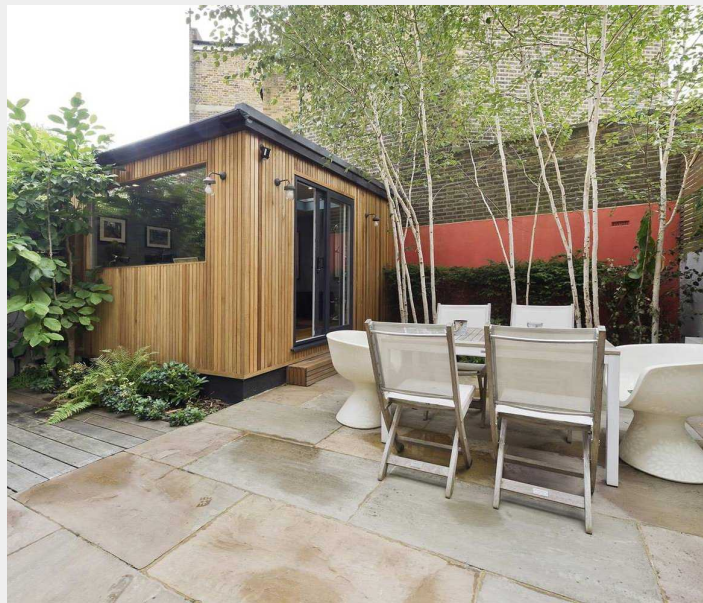
St. Quintin Avenue

St Quintin Avenue is a tree-lined street connecting Portobello and Notting Hill at its southern end, to White City and Wormword Scrubs to the north. Located within easy reach of the boutiques, restaurants and bars of Ladbroke Grove, Westbourne Grove, Portobello Road and Notting Hill and a short walk from the revitalised Television Centre, the centre of an exciting regeneration of the area, with independent restaurants, a cinema and the new Soho House members' club, White City House. Ladbroke Grove underground station (Hammersmith & City Line) is a short walk away as is Latimer Road (Circle Line). The area also benefits from Kensington & Chelsea residents' parking.

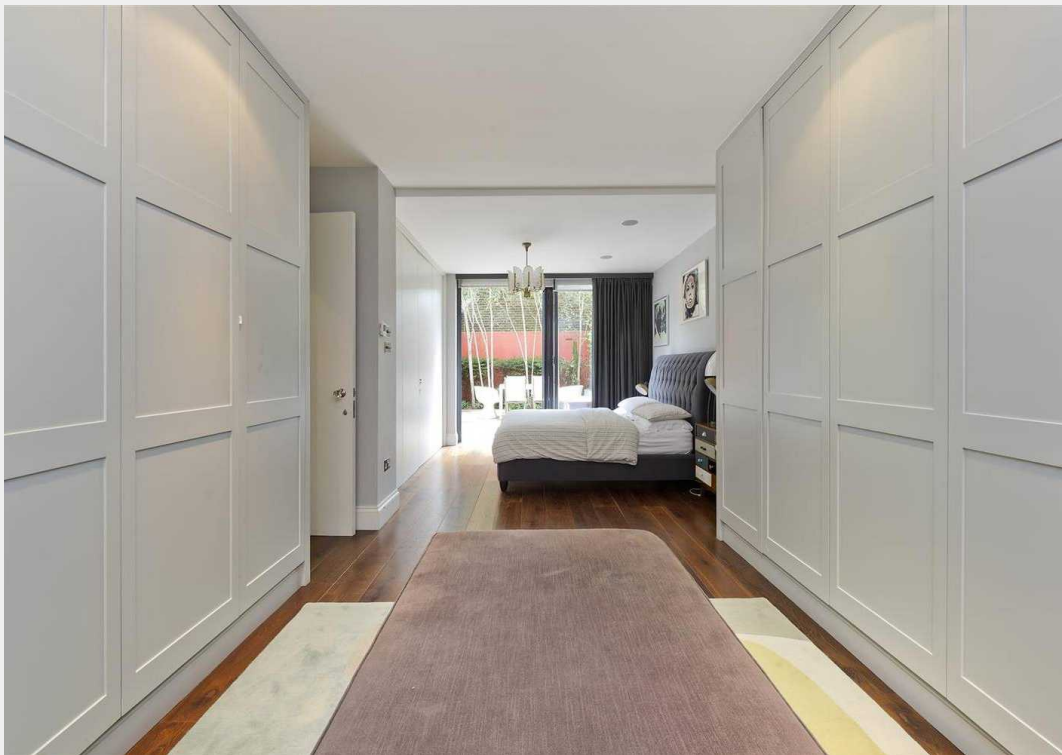
Council Tax band: TBD

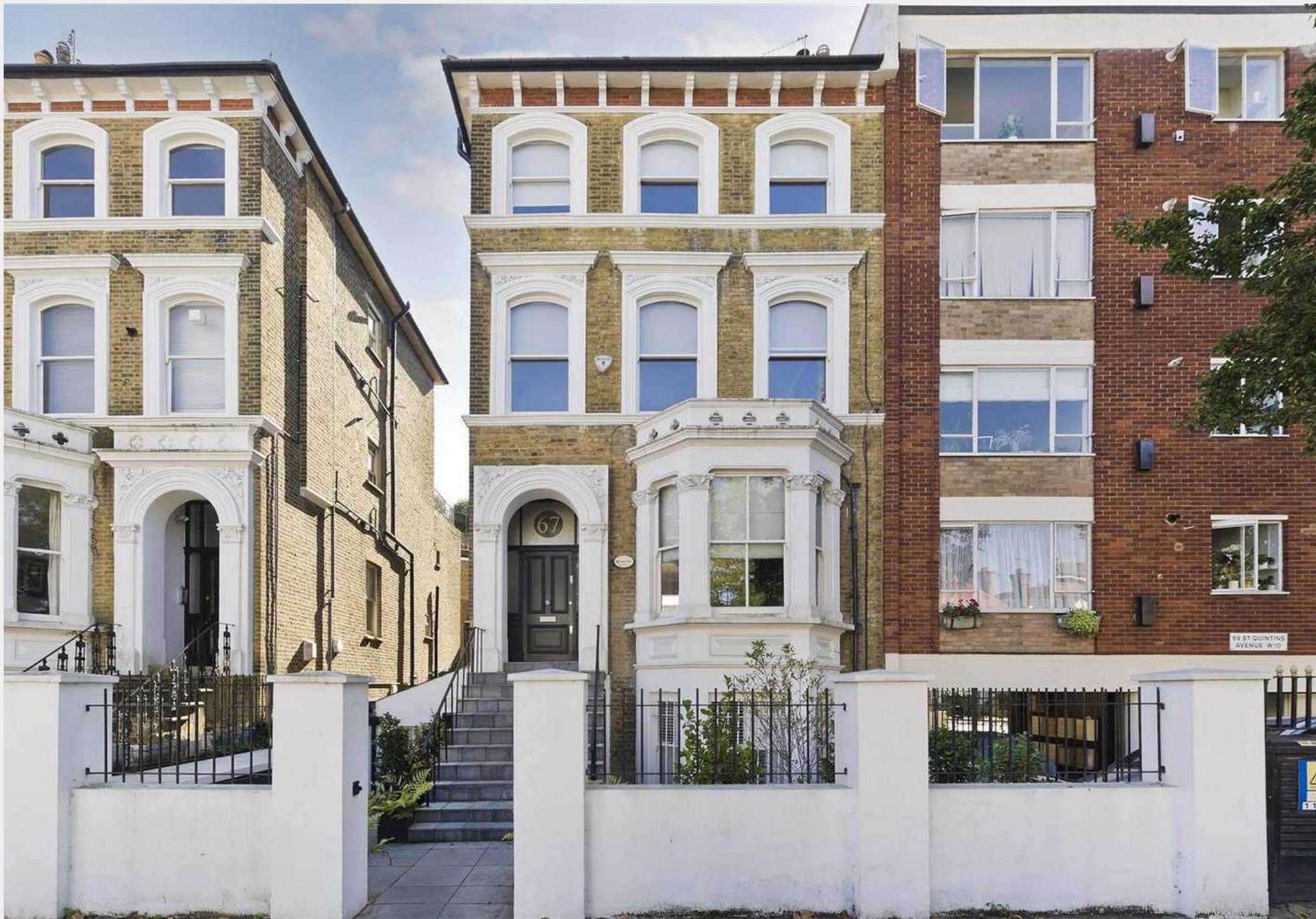
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





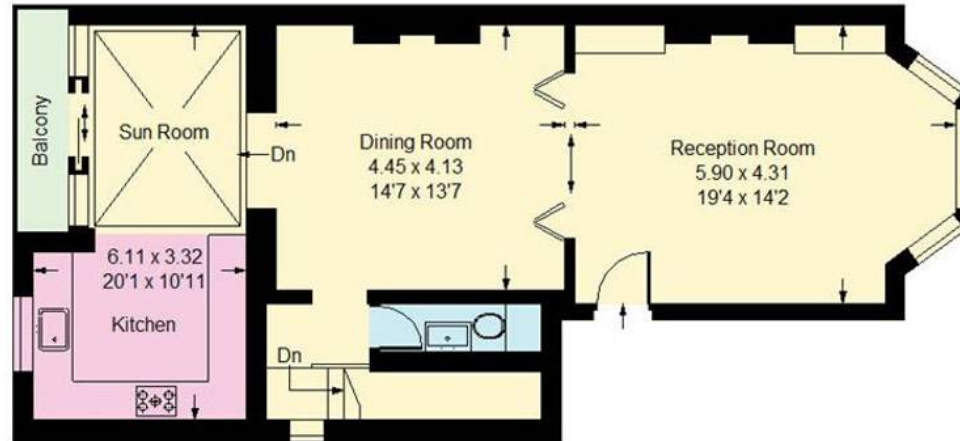




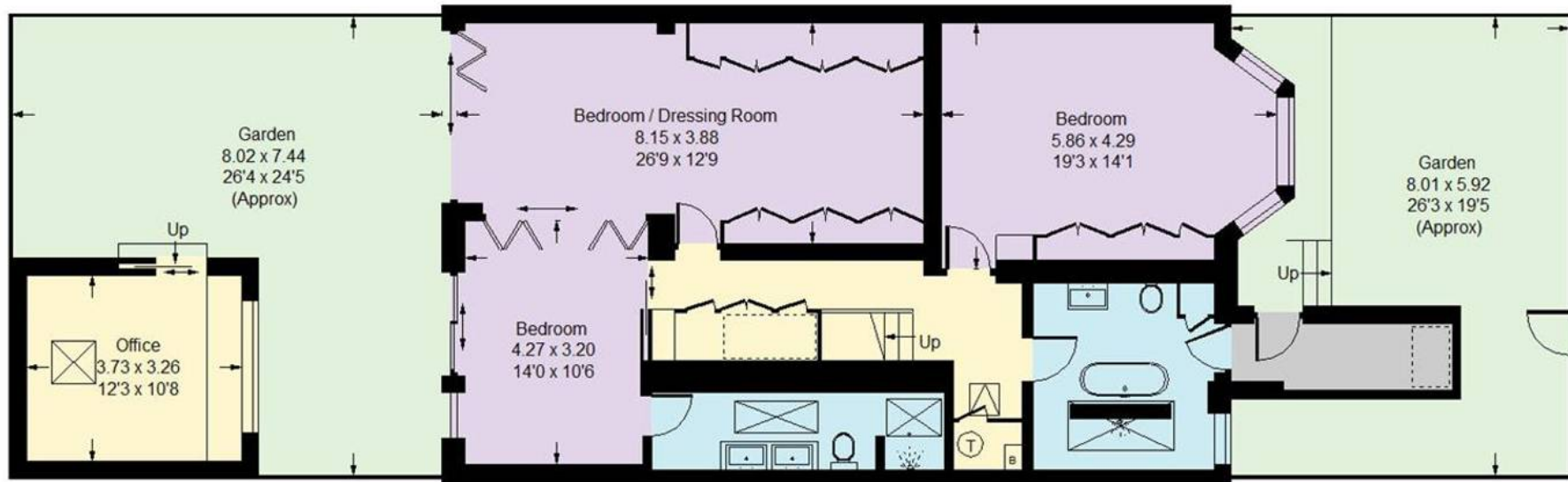
St. Quintin Avenue, W10

Approx. Gross Internal Area = 180.1 sq m / 1938 sq ft
 Office = 12.2 sq m / 131 sq ft
 Total = 192.3 sq m / 2069 sq ft

 = Reduced headroom
 below 1.5 m / 5'0"



Raised 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.



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