



St. Quintin Avenue, London W10



St. Quintin Avenue

London W10

A rare opportunity to purchase a meticulously redesigned garden flat finished to the highest standards. The duplex accommodation provides 2,351 sq ft of space over the ground and lower ground floor. The living accommodation is of excellent proportions and occupies the entire lower ground floor of this period property. The open plan reception room is an excellent space for entertaining with brand new Crittall windows stretching the full width of the room and leading out onto the manicured south-facing garden. The reception area leads into the expansive kitchen and dining room which is a wonderful space for hosting family dinners and entertaining friends. The kitchen benefits from premium fittings throughout and provides a sleek yet functional layout. Also on the lower ground floor is a spacious utility room, separate guest bathroom and a luxurious sauna.



Guide price: £4,350,000

Tenure: Share of freehold

Local authority: Royal Borough of Kensington and Chelsea

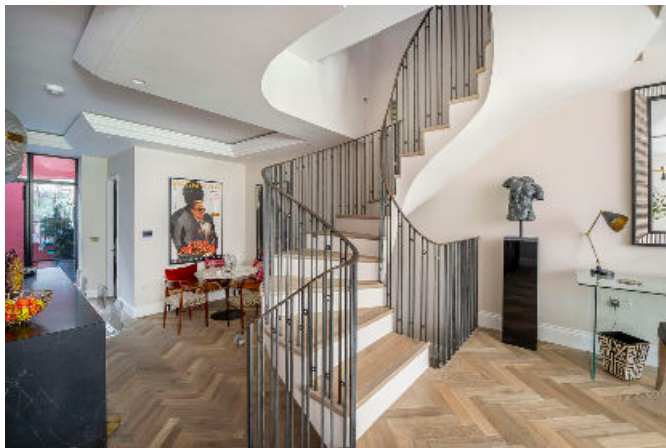
Council tax band: E

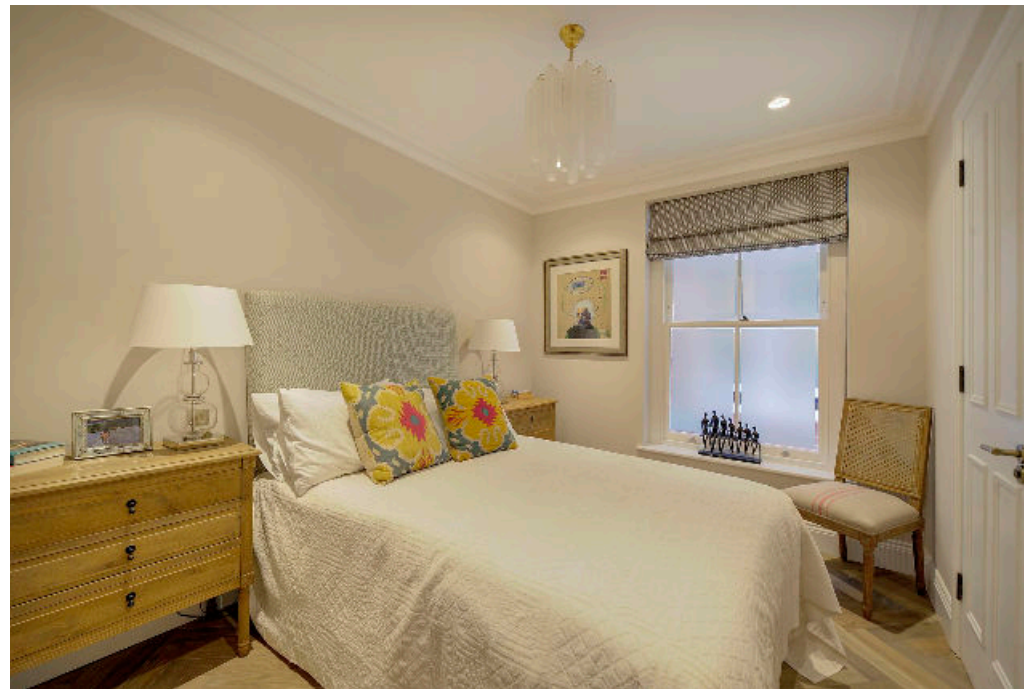
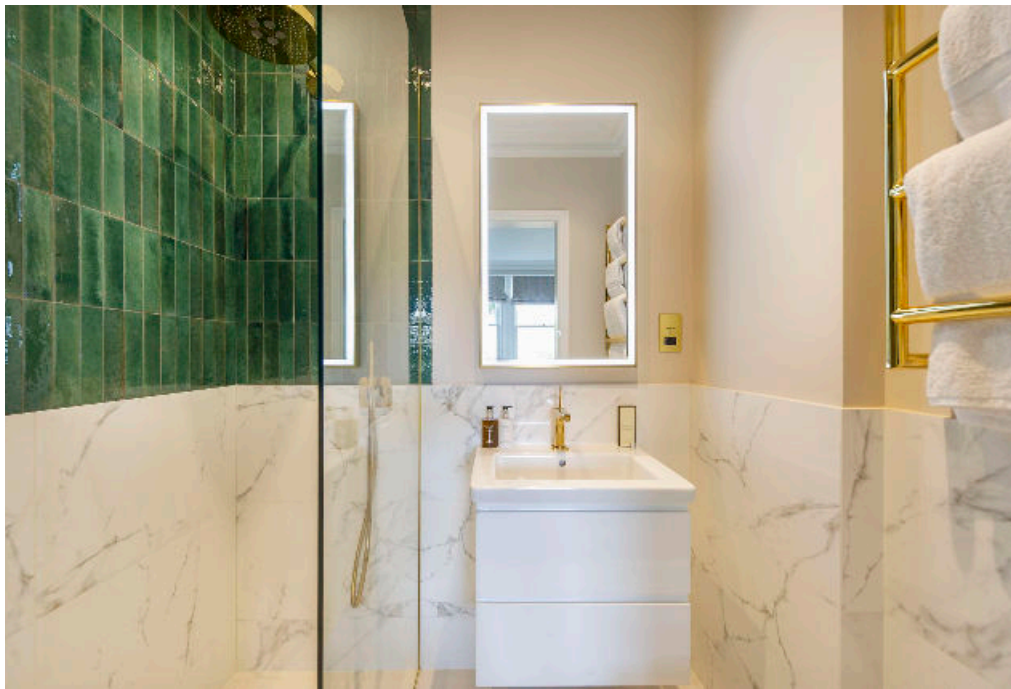
An elegant spiral staircase leads connects the living space to the bedrooms on the ground floor where there are three well-proportioned double bedrooms all benefitting from en-suite bathrooms. The principal bedroom has an en-suite bathroom with separate bath and shower as well as a sizeable walk in wardrobe.

Location

Located in the heart of North Kensington, St Quintin Avenue is an attractive tree-lined street, offering a peaceful and family-friendly environment, while being close to all the amenities that London has to offer. The property is within walking distance of local shops, cafes, and restaurants, as well as excellent transport links, including Ladbroke Grove and Latimer Road tube stations. The property also benefits from being within the Royal Borough of Kensington and Chelsea.



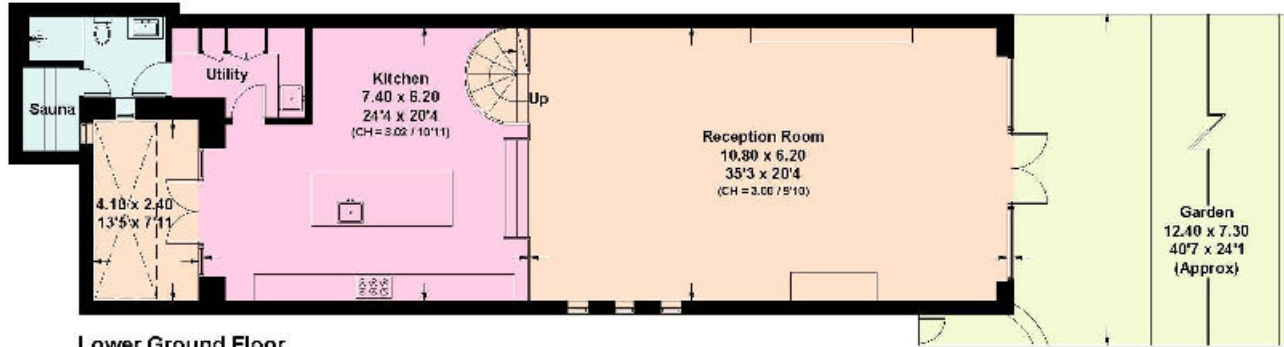






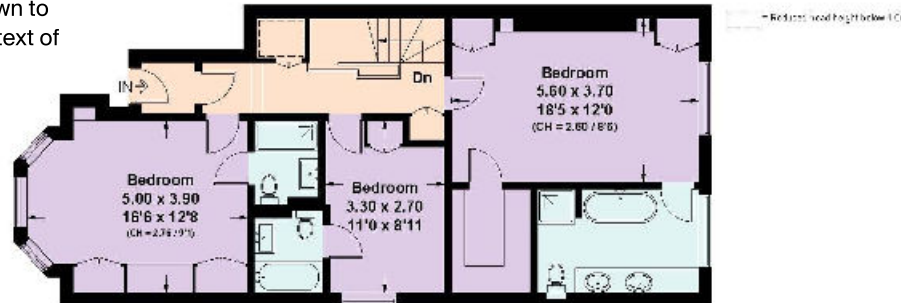
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Approximate Floor Area = 218 sq m / 2351 sq ft
Including Limited Use Area (1.5 sq m / 16 sq ft)



Lower Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor

Knight Frank

Notting Hill

294 Westbourne Grove

London W11 2PS

I would be delighted to tell you more

Will Gregory

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2023. Photographs and videos dated September 2023.

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