



RIGBY & MARCHANT

“Charming and extensive Edwardian home right in the heart of the ever popular St Quintin Estate, North Kensington W10.”



Wallingford Avenue, North Kensington - W10
£3,000,000



Tucked away on leafy Wallingford Avenue, this Edwardian home has been reimagined with both sensitivity and bold intent. A striking basement extension and a sweeping curved wall of glass connect a sleek kitchen to the landscaped garden, creating a seamless flow between indoors and out.

The house strikes a rare balance between heritage and modern living, grand rooms for entertaining alongside adaptable spaces for family life. The double reception honours original proportions, while the open-plan kitchen and dining area anchor the rear of the home.

Below, the basement delivers more than just extra space: a cosy snug for film nights, a guest suite, utility, sauna and additional WC, all immaculately executed. Upstairs, three well-sized bedrooms, two bathrooms and a study complete the flexible layout. Every detail has been carefully thought through, making this a house as practical as it is beautiful.

- 4 bedrooms and study/home office
- Good sized garden
- Home sauna
- Quiet location









Wallingford Avenue sits within the sought-after St Quintin Conservation Area, a quiet street framed by trees between St Quintin Avenue and Oxford Gardens. Village-like St Helens Gardens is moments away for daily essentials, with Ladbroke Grove and Latimer Road stations putting the rest of London within easy reach.

Council Tax band: G

Tenure: Freehold

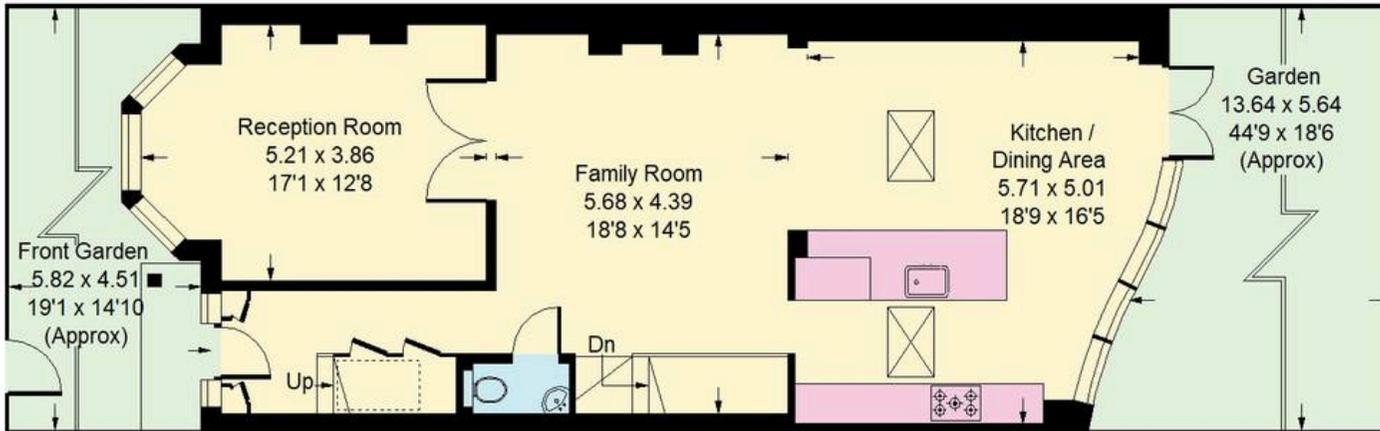
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

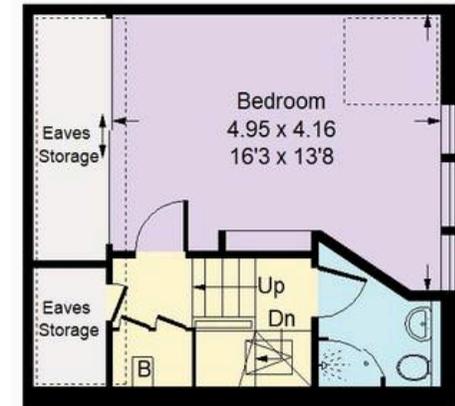
Wallingford Avenue, W10

Approx. Gross Internal Area = 243.3 sq m / 2619 sq ft
 Eaves Storage = 6.2 sq m / 67 sq ft
 Total = 249.5 sq m / 2686 sq ft

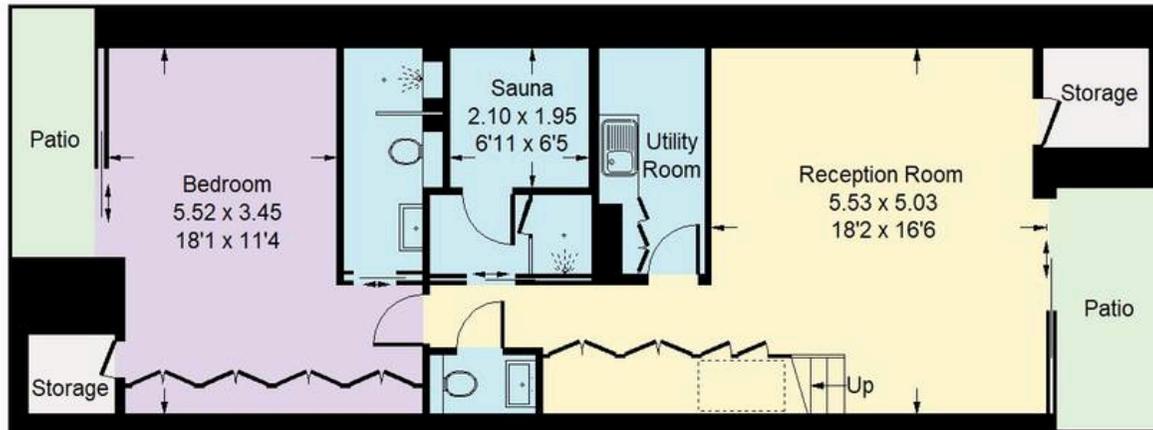
 = Reduced headroom below 1.5 m / 5'0"



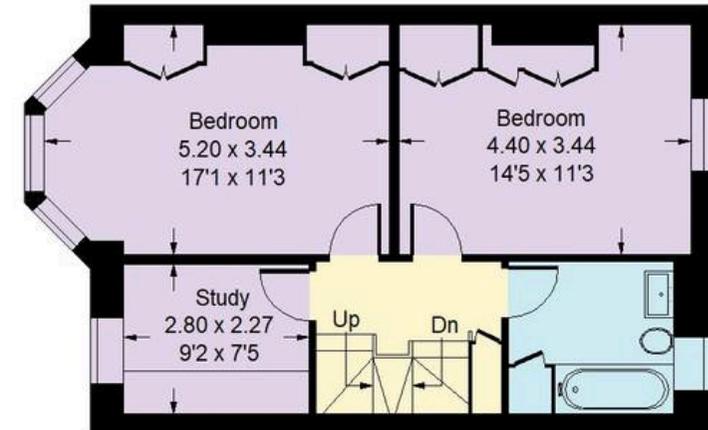
Ground Floor



Second Floor



Lower Ground Floor



First 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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