



St. Quintin Avenue  
London, W10

Offers Over £1,250,000

CHESTERTONS



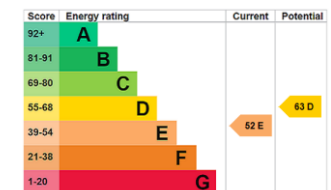


Located right in the beating heart of a vibrant neighbourhood, this spacious two bedroom garden flat flawlessly blends timeless sophistication with a sleek, modern edge. Step into the spectacular, double-aspect reception room where soaring high ceilings create an instantly grand, airy, and sun-drenched vibe. This incredible space flows seamlessly into a modern kitchen and dining area, perfect for entertaining, before opening directly out onto your own private garden oasis.

The luxury continues with two generously sized double bedrooms, a chic family bathroom, a private ensuite shower room, and a dedicated dressing room. As an added bonus, there is a great potential to unlock even more value with the exciting opportunity to extend under the front garden (subject to planning permission).

North Kensington effortlessly balances a tight-knit community vibe with an enviable West London lifestyle. Picture leafy, historic streets packed with independent charm, where local favourites like Layla Bakery, Lisboa, and Canteen on Golborne Road are a short stroll away. For downtime, choose between peaceful walks through Little Wormwood Scrubs or a luxury shopping spree at Westfield's The Village. Enjoy exclusive evenings at nearby White City House, or dive into the vibrant energy of Notting Hill for dinner at Gold and dinner-and-a-movie nights at the iconic Electric Cinema. Everything you need for the ultimate urban lifestyle is right at your doorstep.

- Prime West London Living A sophisticated two-bedroom garden flat located right in the vibrant, close-knit community of North Kensington
- Grand Reception Room Features soaring high ceilings and a double-aspect layout that floods the space with natural light
- Indoor-Outdoor Entertaining A seamless flow from the modern kitchen and dining area straight out into your own private garden oasis
- Luxury Main Suite & Space Boasts two generous double bedrooms, a chic family bathroom, a private ensuite and a dedicated dressing room
- Future Growth Potential Includes an exciting opportunity to unlock major value by extending under the front garden (STPP)
- Unbeatable Location Perks Just minutes from Golborne Road's famous cafés and the thriving nightlife of Notting Hill and White City

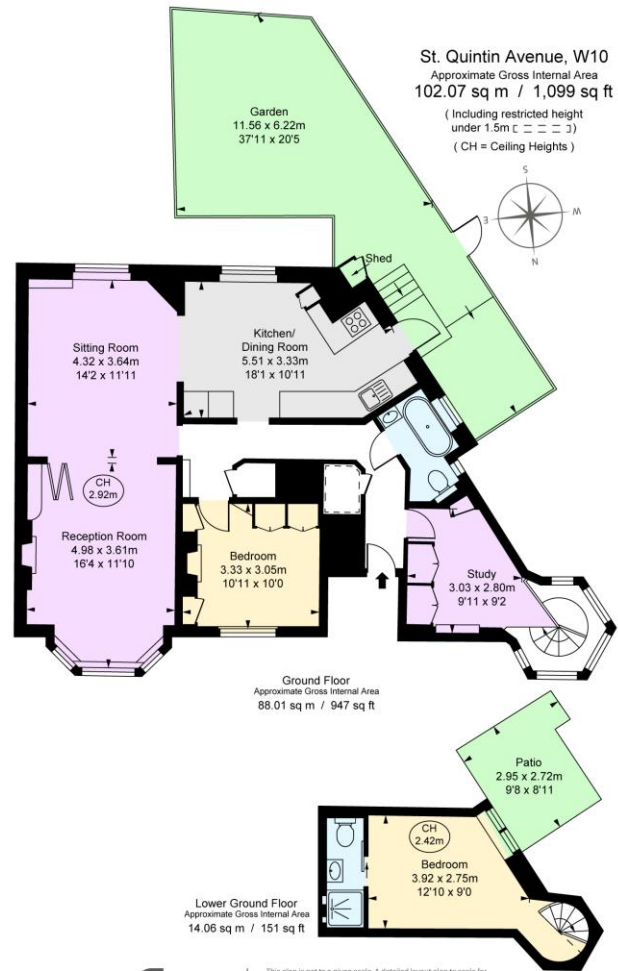


**Tenure:** Leasehold 999 Years from 29 September 1993 plus Share of Freehold  
**Service Charge:** £1,200 (Approximately)  
**Ground Rent:** £0  
**Local Authority:** Kensington and Chelsea  
**Council Tax Band:** E

**Chestertons Notting Hill Sales**

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This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 5% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice  
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