RIGBY & MARCHANT





# St. Quintin Avenue

North Kensington W10

Nestled in the heart of a vibrant neighbourhood, this elegant 2 bedroom garden flat exudes timeless sophistication and modern appeal.

The double aspect reception room has high ceilings, creating a grand and airy ambience, this flows through to a modern kitchen and dinning room, and access onto the garden. The remaining accommodation comprises two spacious double bedrooms, family bathroom, ensuite shower room and dressing room. There is also the possibility to extend under the front garden subject to planning permission.

# St. Quintin Avenue

## North Kensington W10

St Quintin Avenue is conveniently located for Latimer Road and Ladbroke Grove (Hammersmith & City line) underground stations. It is a popular residential street in North Kensington, moment's walk to Kensington Memorial Park with its café and tennis courts and only a short walk from the world famous Portobello Road, providing an excellent selection of cafes and shops. Westfield shopping mall and the recently developed Television Centre and new Soho House Club on the site of the iconic BBC Centre are also a walking distance. Sporting facilities include the Westway Sports Centre's five-a-side football pitches, tennis courts, impressive bouldering walls and gym. Within close proximity are two friendly neighbourhood parks - Little Wormswood Scrubs Park (0.5 miles) and Kensington Memorial Park (0.2 miles).

Council Tax band: TBD

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Private south facing garden
- Double reception room with high ceilings
- Share of freehold
- 2 double bedrooms





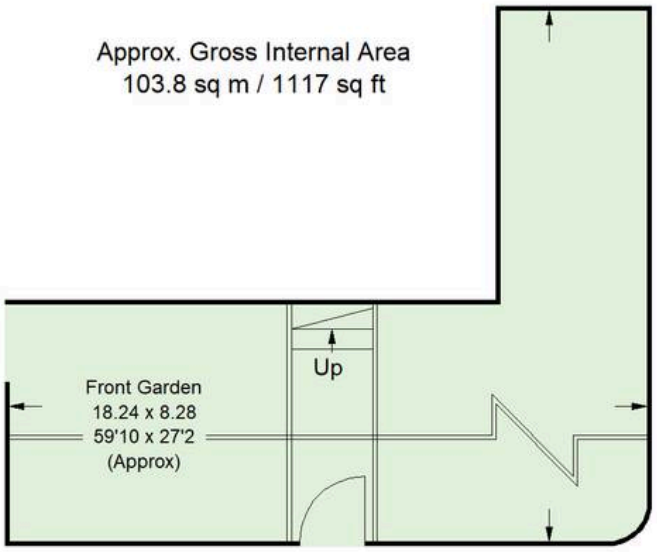




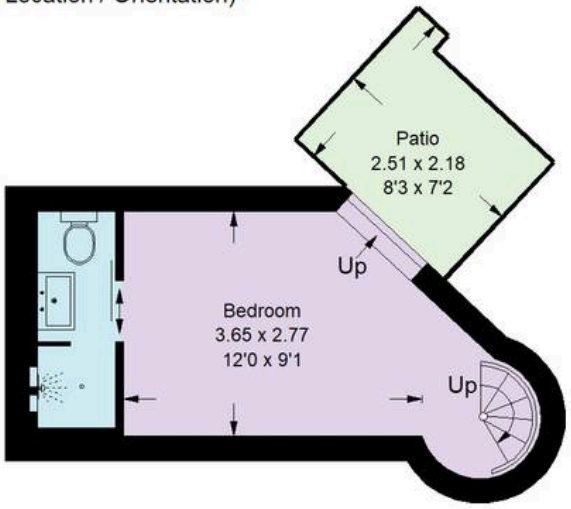


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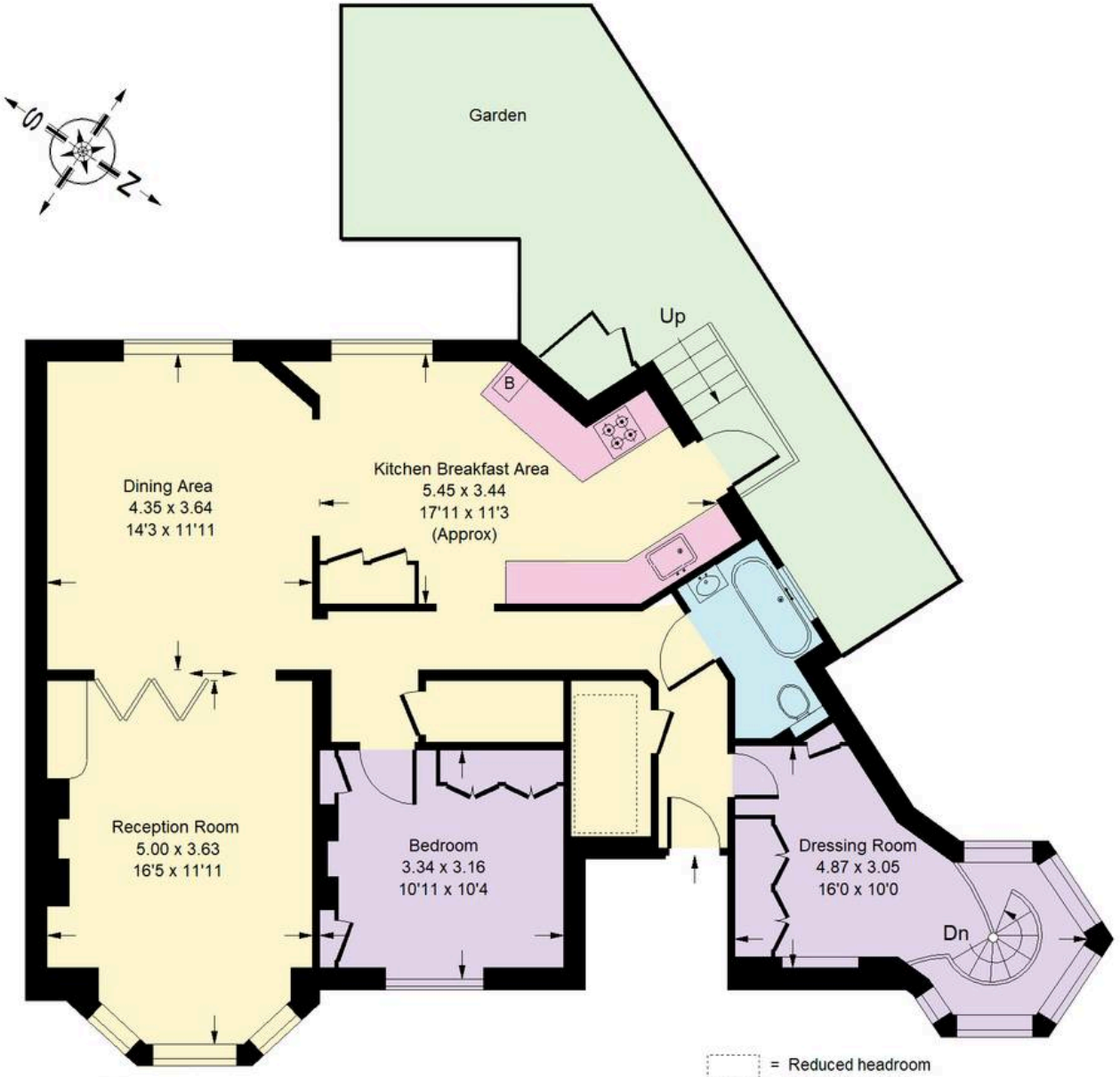
Approx. Gross Internal Area
103.8 sq m / 1117 sq ft




(Not Shown In Actual
Location / Orientation)




**Lower Ground Floor**




**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.





## Rigby & Marchant

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