*St. Quintin Avenue, London, W10 6PA*

*£15,000 Per Month*

BRAITHWAIT

**4 x 4 x 2 x**

A beautifully renovated four-bedroom semi-detached family home set on one of North Kensington's most sought-after tree-lined avenues.

The house is approached via a generous driveway providing off-street parking, with a railed front garden adding to the kerb appeal. Inside, the front reception room is a bay-fronted sitting room dressed with full-height fitted bookcases either side of an open fireplace, ornate ceiling rosework, and rich panelled walls and skirting, all set off by wide-plank oak flooring.

To the rear, the house opens into a stunning kitchen, dining and family space that runs the full width of the building. A sleek handle-free kitchen in soft neutral tones is finished with book-matched marble worktops and splashback, an oversized island with seating, integrated wine fridge and a bank of built-in ovens, all bathed in light from a roof lantern and bi-fold doors that fold back fully onto the garden. A separate utility room and ground-floor WC sit just off the entrance hall, with a further versatile room opening onto the garden — ideal as a snug, playroom or home office.

The private rear garden is 36ft laid mainly to lawn, offering excellent space for outdoor dining and entertaining.

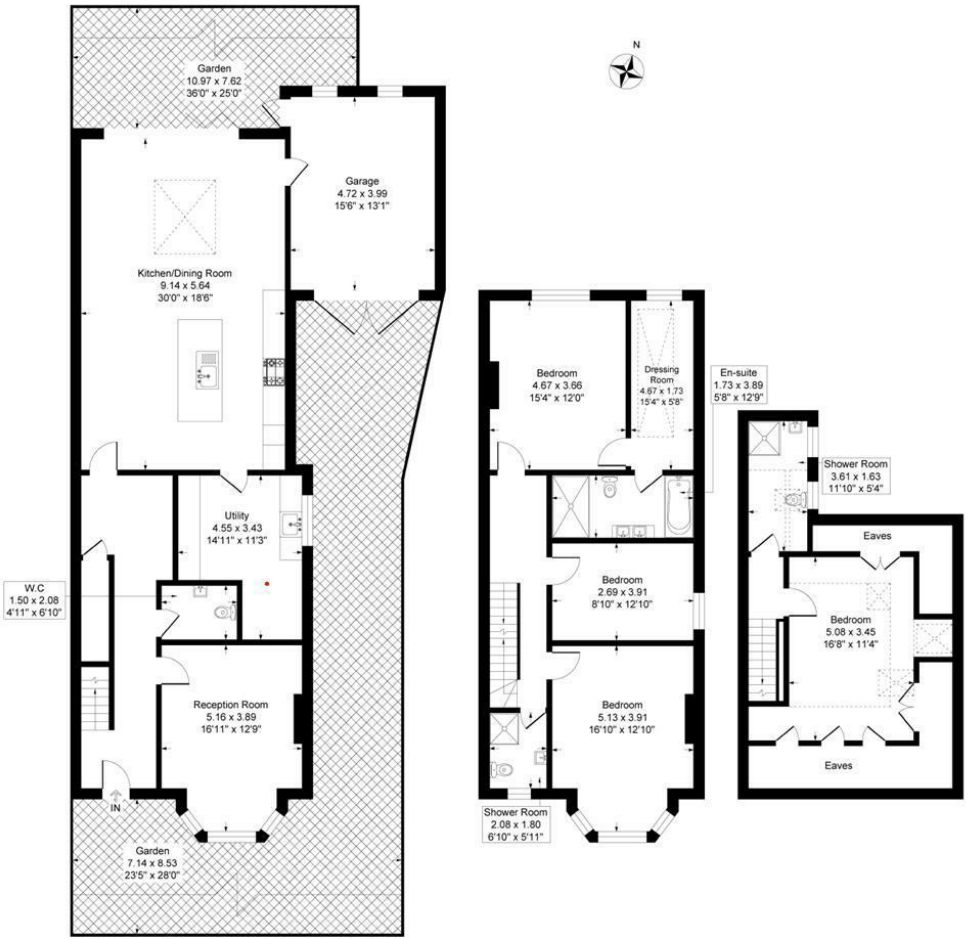
The principal bedroom is a generous double with the benefit of its own dressing room and a fully tiled en-suite bathroom. Two further well-proportioned bedrooms share use of a stylish family bathroom on this level.

A fourth bedroom occupies the top floor with the benefit of useful built-in eaves storage and its own bathroom — a quiet, self-contained space.

St Quintin Avenue sits in the heart of the sought-after St Quintin Park / North Kensington area, within easy reach of the green open spaces in the surrounding area, and well placed for the shops, cafés and restaurants of Ladbroke Grove and Westbourne Park. Excellent transport links are available via Ladbroke Grove (Hammersmith & City, Circle) and Westbourne Park (Hammersmith & City, Circle) underground stations.

# St Quintin Avenue, London, W10

**Approximate Gross Internal Floor Area = 292.2 q m / 3146 sq ft (Including Garage)**




Ground Floor First Floor Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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