



Kingsbridge Road

North Kensington, W10 6PU

£1,000,000



A charming two bedroom garden flat in W10, offering almost 1,000 sq ft, an exceptional 74 ft south facing garden and exciting potential on one of the St Quintin Estate's finest roads.

Occupying the entire garden floor of an attractive period house, this wonderfully individual two bedroom flat combines generous proportions, abundant natural light and one of the most remarkable gardens found locally.

The accommodation is centred around an impressive open plan kitchen, dining and reception room measuring over 36 ft in length. This relaxed and sociable living space retains a handsome period fireplace and opens directly onto the garden, creating a rare sense of connection between the house and its surroundings.

Alongside is a striking glazed sun room, providing valuable additional space for working, relaxing or entertaining. Both bedrooms are well proportioned, with the principal bedroom enjoying an elegant bay window, while a thoughtfully finished shower room completes the accommodation.

The garden is the defining feature. Extending to approximately 74 ft, it is wonderfully private and richly planted, with mature trees, established borders and a summer house tucked away at the far end. It feels more like a secluded country garden than an outside space in central London.

Already a charming and substantial home, the scale of the garden and existing accommodation provide exciting scope, subject to the necessary consents, to reconfigure or extend and create an exceptional garden flat on what is widely regarded as the best road within the St Quintin Estate.

Kingsbridge Road is widely regarded as one of the finest addresses within the St Quintin Estate, a particularly popular neighbourhood for families, including parents with children at Notting Hill Prep and Bassett House School. The independent shops and cafés of St Helen's Gardens are close by, with Portobello Road, Golborne Road and Notting Hill also within easy reach. Latimer Road and Ladbroke Grove stations provide convenient connections across London, while Kensington Memorial Park and Wormwood Scrubs offer excellent nearby green space.

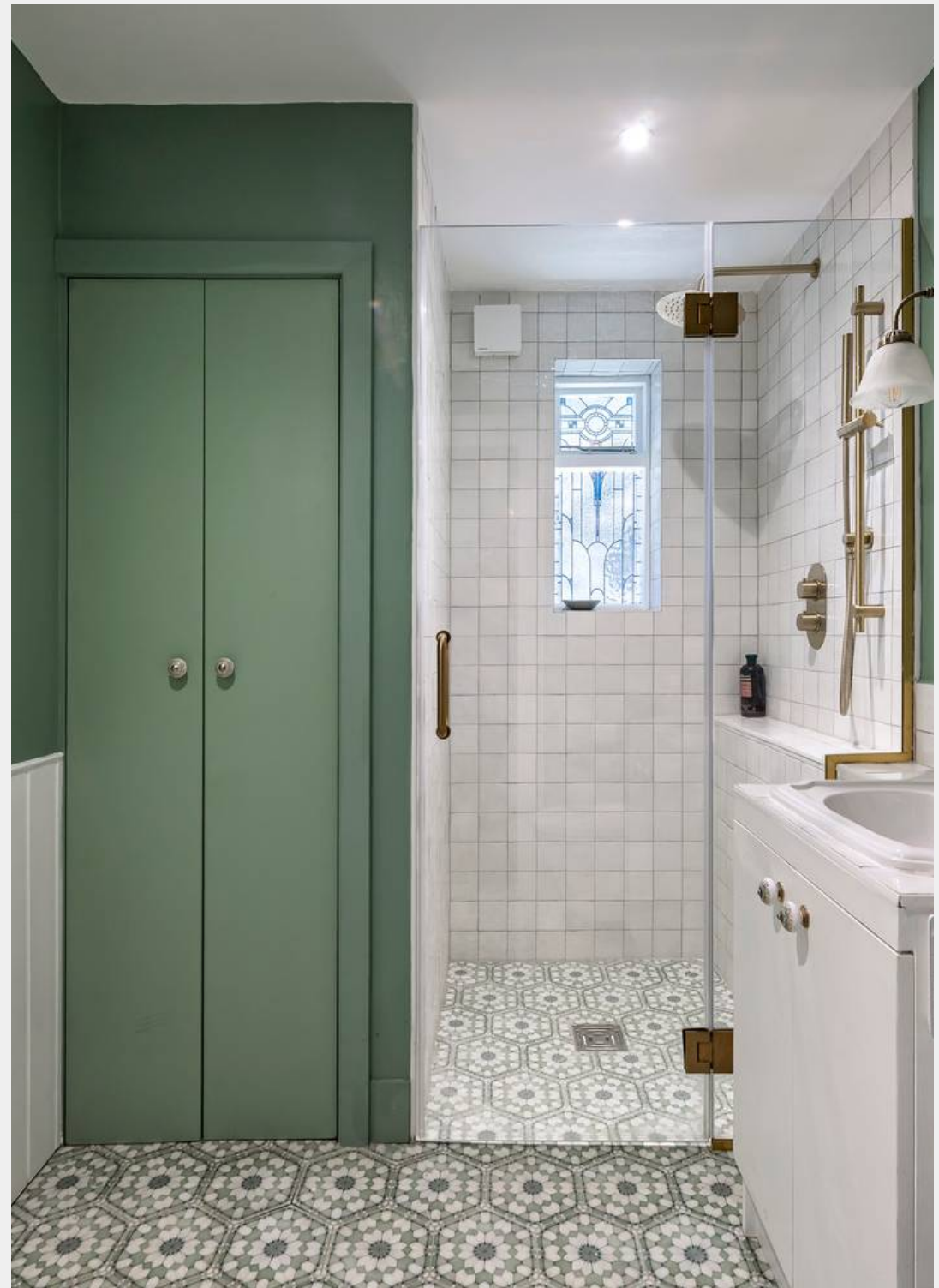
Council Tax band: E

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Exceptional 74 ft garden
- Exciting potential
- St Quintin Conservation Area
- Quiet location



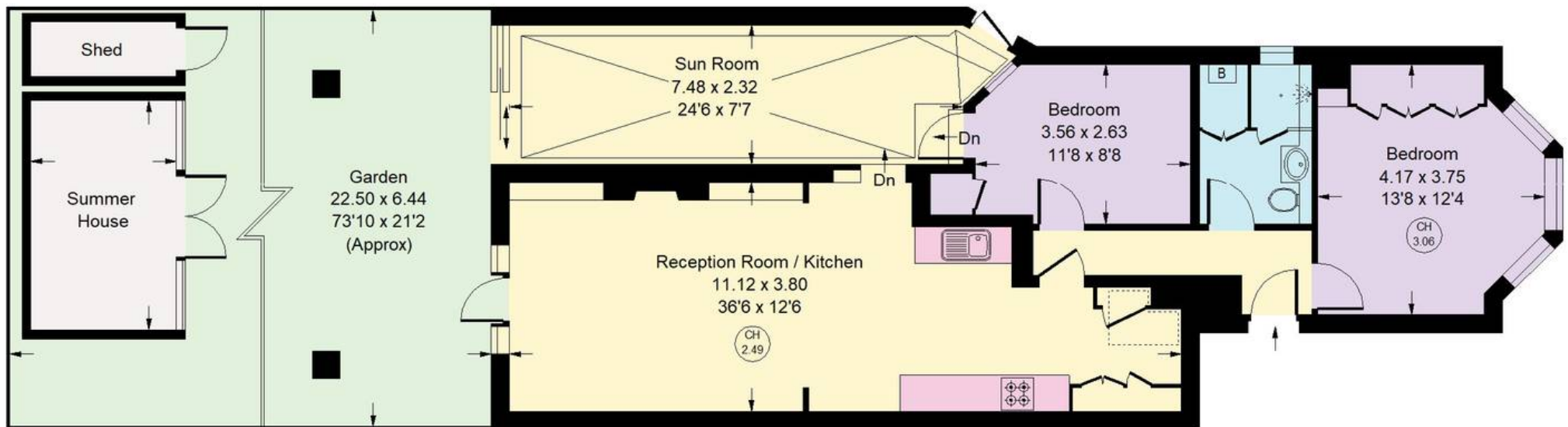


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Approx Gross Internal Area = 91.4 sq m / 984 sq ft
Summer House = 9 sq m / 97 sq ft
Total = 100.4 sq m / 1081 sq ft



 = Reduced headroom
below 1.5 m / 5'0



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.



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