

Wallingford Avenue, W10

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## Wallingford Avenue, W10

A bright and characterful one-bedroom ground floor apartment with its own private rear garden, situated on Wallingford Avenue in North Kensington.

The property comprises a spacious reception room with direct access to a private rear garden, a separate fitted kitchen, a generous double bedroom and a contemporary bathroom. The private garden is a particular highlight, offering a peaceful outdoor space that is ideal for relaxing or entertaining. A summer house at the end of the garden adds further flexibility and could be used as a home office, creative space, gym or simply for additional storage.

Wallingford Avenue is well placed for enjoying the best of the surrounding area, with the independent shops, cafés, restaurants and lively atmosphere of Portobello Road and Golborne Road within easy reach.

For commuters, there are a number of transport options close at hand, including Ladbroke Grove and Latimer Road Underground stations.

A well-located garden apartment offering a good balance of indoor and outdoor space in one of North Kensington's popular residential neighbourhoods.

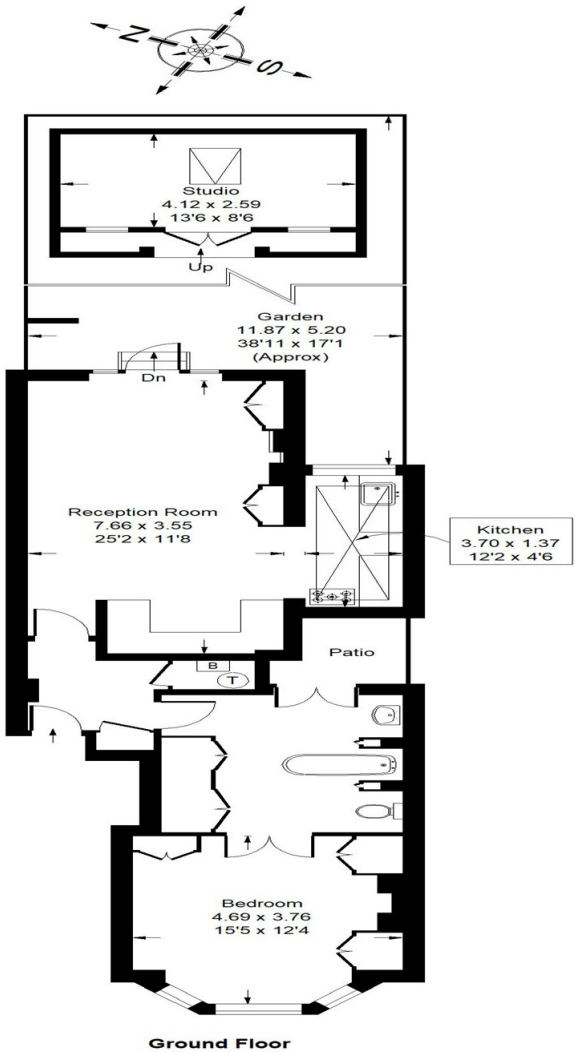



T-SHIRT
AMERICAN FASHION



## Wallingford Avenue, W11

Approx Gross Internal Area = 69.2 sq m / 745 sq ft
Studio = 10.7 sq m / 115 sq ft
Total = 79.9 sq m / 860 sq ft




Ground Floor



## Wallingford Avenue, W10

1 | 1 | 2

- One bedroom ground floor flat
- Spacious reception room with direct garden access
- Attractive period building
- Garden annex with full bathroom, heating and electricity
- Excellent transport links

The Property Ombudsman

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.

Property Ref: 89718

**LONDON OFFICES**
Kensington • North Kensington • Notting Hill 020 7221 2277

**mountgrangeheritage.co.uk**
hello@mountgrangeheritage.co.uk

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