



RUSSELL SIMPSON

Beautiful two bedroom flat with a
bright reception room

ST QUINTIN AVENUE
NORTH KENSINGTON W10

St Quintin Avenue

£865,000

BEDROOMS 2	INTERNAL 674_{SQ FT} 62_{SQM}	OUTDOOR —	COUNCIL RBKC
BATHROOMS 1		EPC C	COUNCIL TAX F
TENURE Share of freehold	LEASE LENGTH 985_{YEARS}	GROUND RENT —	SERVICE CHARGE —

The Property

Stylish property with high ceilings and large windows moments away from Kensington Memorial Park

Entering the flat on the first floor, the front hall leads through to an impressive reception room that communicates with a fitted kitchen. As well as enough space for dining and seating areas, this room contains high ceilings and a large bow window. The window faces west, with an open aspect letting in plenty of afternoon light.





The Bedrooms

The flat also contains two bedrooms and a bathroom. The principal bedroom has a pair of sash windows and built-in storage space.

The property is decorated in a contemporary fashion, while still preserving its historic charm.





The Neighbourhood

The flat occupies an impressive house with a two-storey bay and stucco dressings. It is set back from the street by a small front garden and looks towards a church.

St Quintin Avenue is a leafy street lined with semi-detached Victorian houses. From here, the tennis courts and playing fields of Kensington Memorial Park are close. Latimer Road station is a short walk away, while Ladbroke Grove is also nearby. In addition, the area is well supplied with schools, catering for a range of ages.

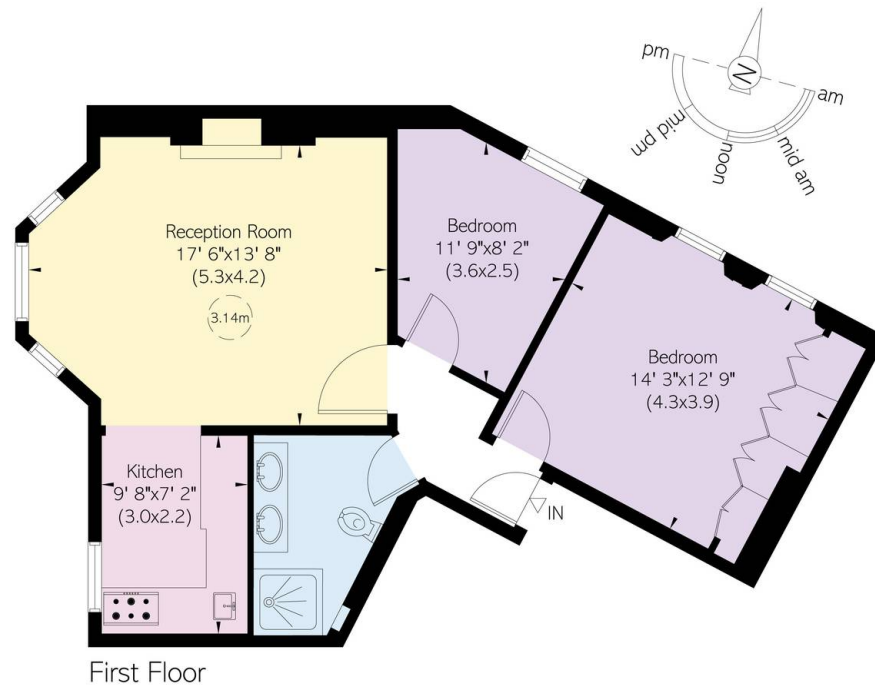
St. Quintin Avenue, W10

**RUSSELL
SIMPSON**

Approximate Internal Area

674 sq ft/ 63 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



**RUSSELL
SIMPSON**

Contact Us

+44 (0) 20 3761 9691

13 Kensington Square
London
W8 5HD

kensington@russellsimpson.co.uk

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. October 2021