



## **RUSSELL SIMPSON**

Tasteful two bedroom flat on a leafy  
street moments away from  
Kensington Memorial Park

ST QUINTIN AVENUE  
NORTH KENSINGTON W10

# St Quintin Avenue

# Sold

BEDROOMS 2	INTERNAL 645 SQ FT	OUTDOOR —	COUNCIL —
BATHROOMS 1	59 SQM	EPC D	COUNCIL TAX E
TENURE Share of freehold	LEASE LENGTH 948 YEARS	GROUND RENT —	SERVICE CHARGE £1,800 P/Y



## The Property

Well-proportioned property with attractive views on a street of semi-detached Victorian houses

Entering the flat on first floor, the front hall opens onto a well-proportioned reception room. This includes high ceilings, a decorative fireplace and a south-facing sash window. Furthermore, this room communicates with a conveniently positioned kitchen.

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img 1

Dining Room

img 2

Kitchen





## The Bedrooms

On the other side of the flat, there are two bedrooms with views over the green opposite. These rooms share a bathroom with a freestanding bath and shower.

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img 1

Principal Bedroom

img 2

Family Bathroom



## The Design

The flat is well-presented with bright and calm interiors.





## The Neighbourhood

St Quintin Avenue is a leafy street lined with semi-detached Victorian houses. From here, Kensington Memorial Park is close, with its tennis courts and playing fields. In addition, Latimer Road station is a short walk away, while Ladbroke Grove is also nearby. Finally, the Grand Union Canal is a short walk away, with its popular towpath for running and cycling.

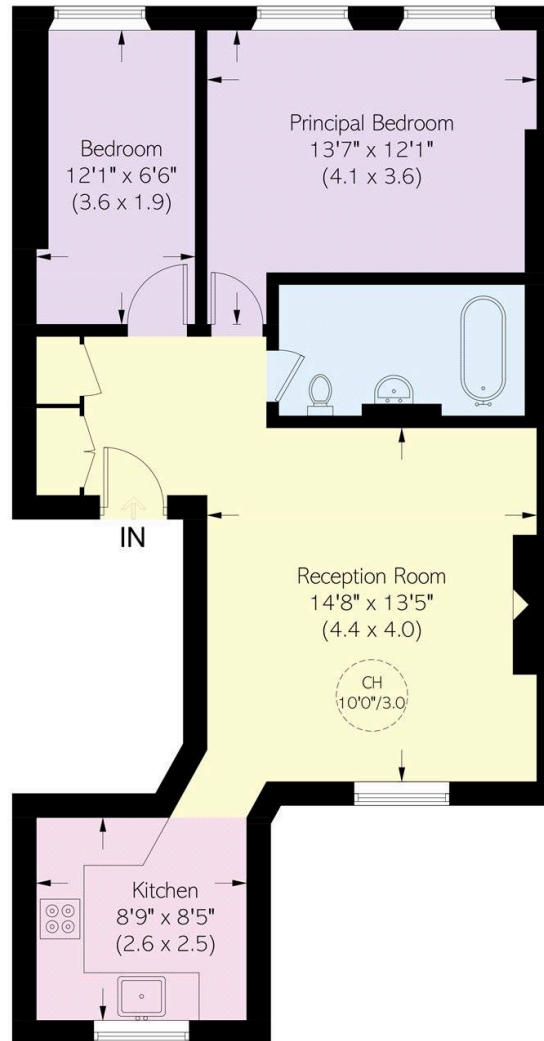
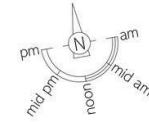
St. Quintin Avenue,  
W10

**Approximate area**  
645 sq ft / 59.9 sq m

**Including limited use area**  
(9 sq ft / 0.8sq m)

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SIMPSON**

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.



First Floor

**RUSSELL  
SIMPSON**

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## Contact Us

+44 (0) 20 7225 0277

Contact us

[info@russellsimpson.co.uk](mailto:info@russellsimpson.co.uk)

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## Sydney Street

+44 (0) 20 7225 0277

151A Sydney Street

London

SW3 6NT

[chelsea@russellsimpson.co.uk](mailto:chelsea@russellsimpson.co.uk)

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## Kensington Square

+44 (0) 20 3761 9691

13 Kensington Square

London

W8 5HD

[kensington@russellsimpson.co.uk](mailto:kensington@russellsimpson.co.uk)