

## **RUSSELL SIMPSON**

Exquisitely decorated duplex flat  
with garden and sauna for short  
term rent

ST QUINTIN AVENUE  
NORTH KENSINGTON W10

St Quintin Avenue

£6,000 <sub>P/W</sub>

BEDROOMS 3	INTERNAL  2,354 <sub>SQ FT</sub>  218 <sub>SQM</sub>	OUTDOOR  992 <sub>SQ FT</sub>	FURNISHED STATUS  Furnished
BATHROOMS 4		EPC  C	COUNCIL TAX  E

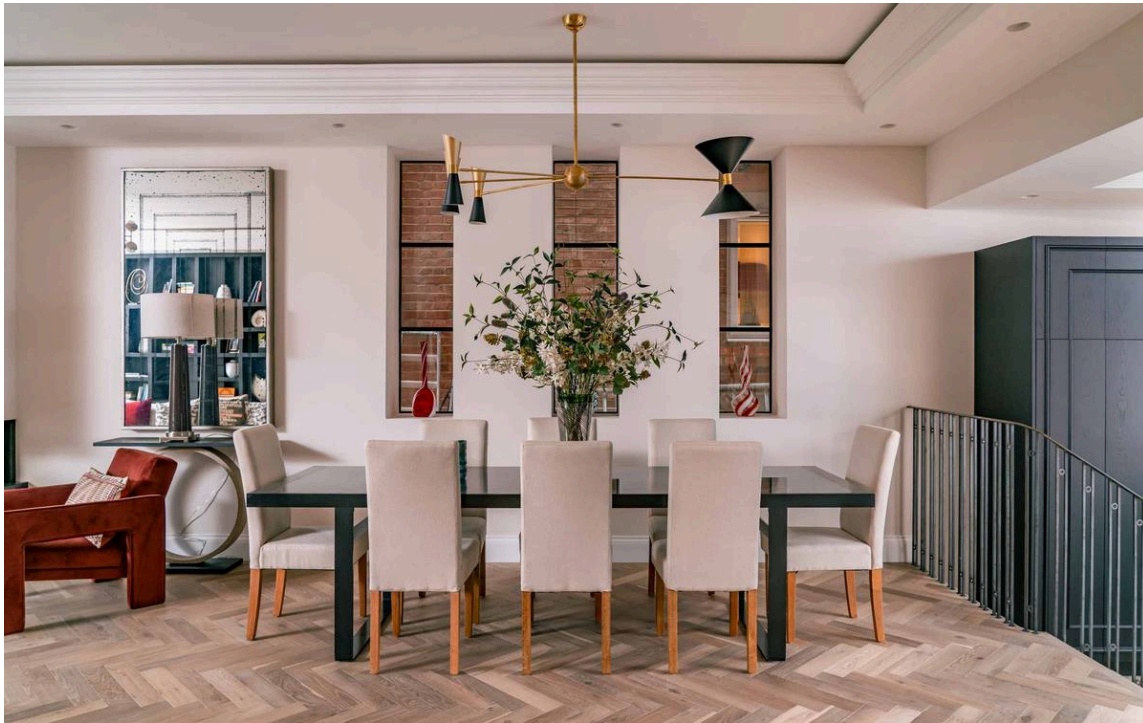




# The Property

Three bedroom flat with immaculate interiors moments away from Kensington Memorial Park





## Indoor Spaces

The lower ground floor is almost entirely occupied by a spacious reception room running the length of the property. This includes an open-plan kitchen with a central island, as well as separate dining and seating areas. In addition, south-facing floor-to-ceiling French doors look out over the garden, filling the space with light.

This floor also contains a utility room, a bathroom and a sauna. Another set of floor-to-ceiling windows open onto a lightwell with outdoor seating.







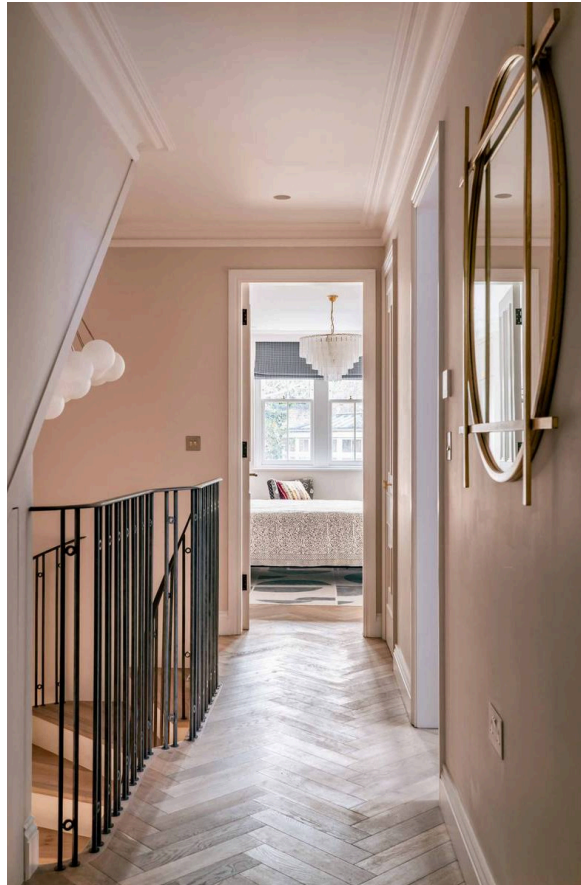
## The Bedrooms

The ground floor of the flat contains three bedrooms. The principal bedroom offers an ensuite bathroom with a bath and a walk-in wardrobe. The other two bedrooms are also ensuite, with the front room providing considerable storage space and a bow window.



## The Design

The property is presented to an excellent standard. High ceilings, parquet wooden flooring and contemporary decoration add to the sense of space and style.







## Outdoor Spaces

The flat includes a generous south-facing garden, with a paved area for outdoor dining and a large lawn.





## 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 area is well supplied with schools for a range of ages.

## St. Quintin Avenue, W10

**Approximate Internal Area**  
2,354 sq ft/ 219 sq m

**Including limited use area  
and lightwell**

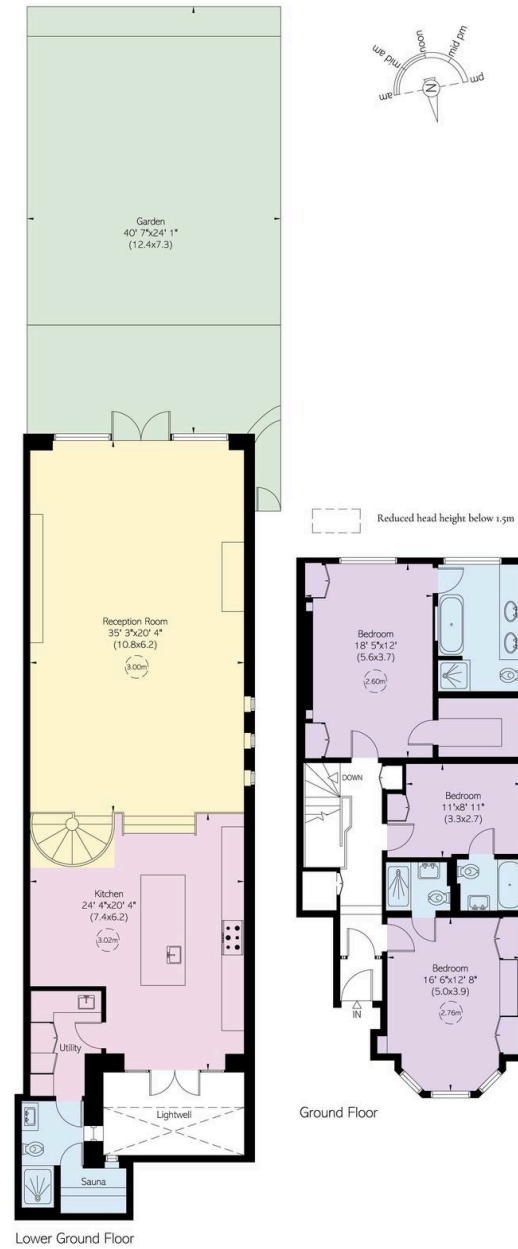
118 sq ft/ 11 sq m

**Outside Area**

993 sq ft/ 92 sq m

**RUSSELL  
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.





**RUSSELL  
SIMPSON**

---

## Contact Us

+44 (0) 20 3761 9691

13 Kensington Square  
London  
W8 5HD

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