



RUSSELL SIMPSON

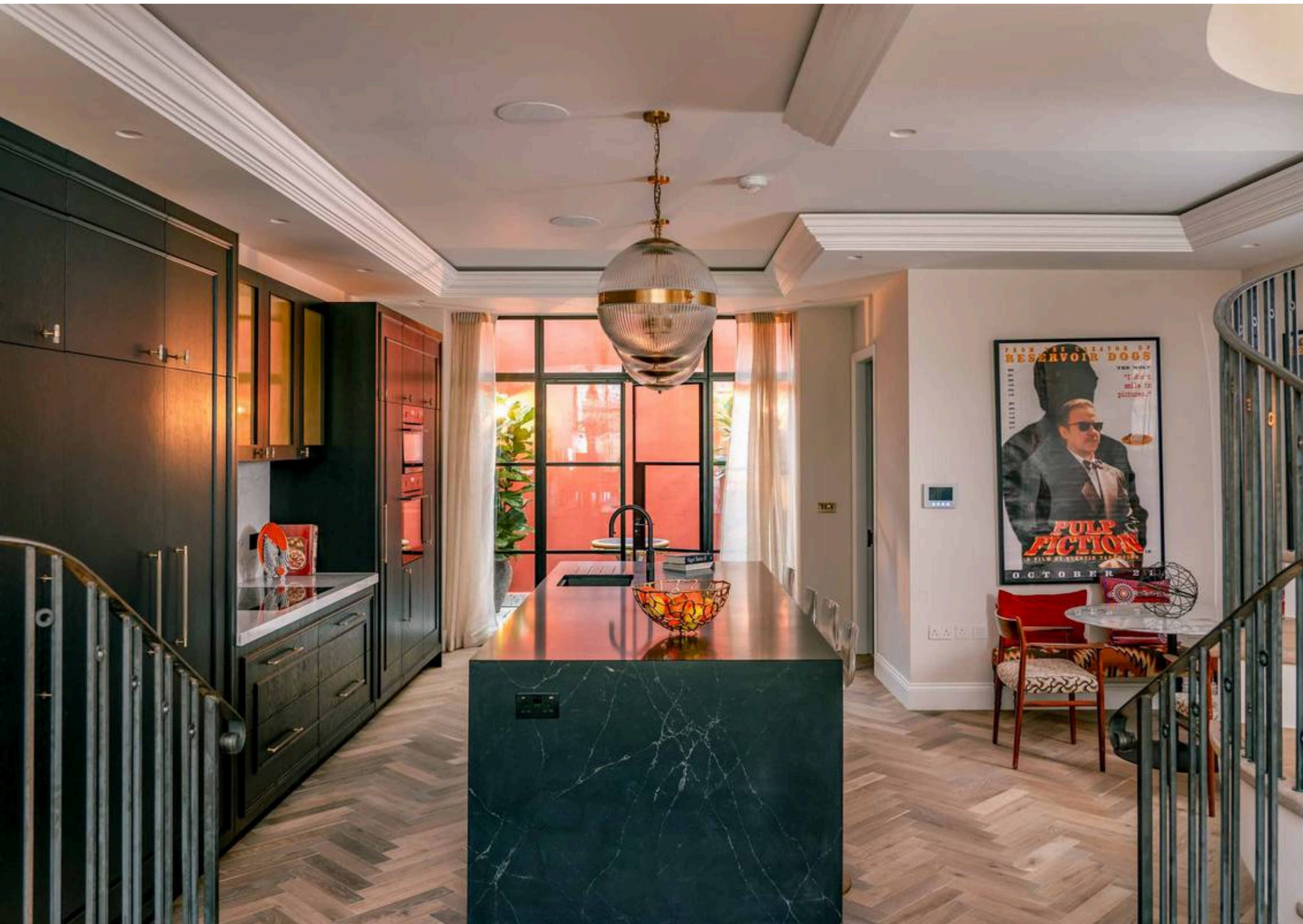
Exquisitely decorated duplex flat
with garden and sauna to rent

ST QUINTIN AVENUE
NORTH KENSINGTON W10

St Quintin Avenue

£4,000 P/W

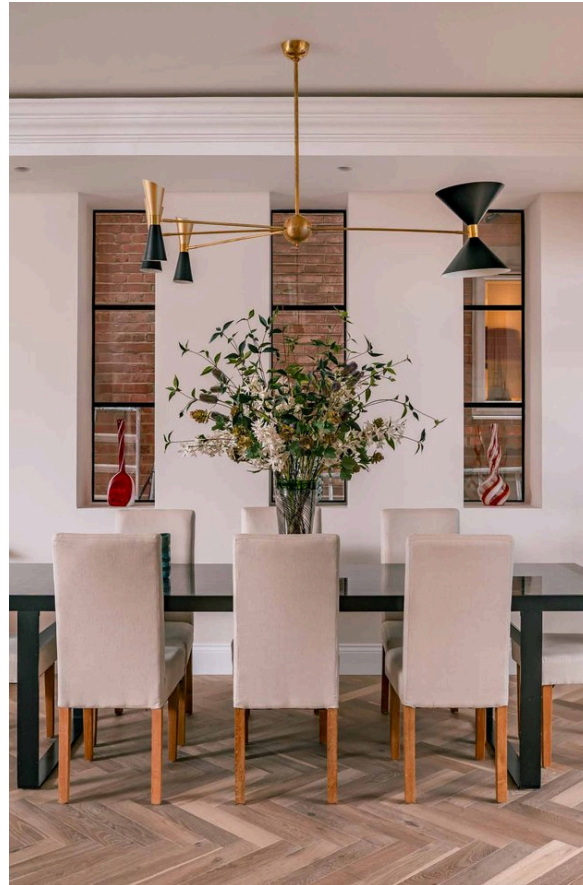
BEDROOMS 3	INTERNAL 2,354 <small>SQ FT</small>	OUTDOOR 992 <small>SQ FT</small>	FURNISHED STATUS Furnished
BATHROOMS 4	218 <small>SQM</small>	EPC C	COUNCIL TAX RBKC, E



The Property

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

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.

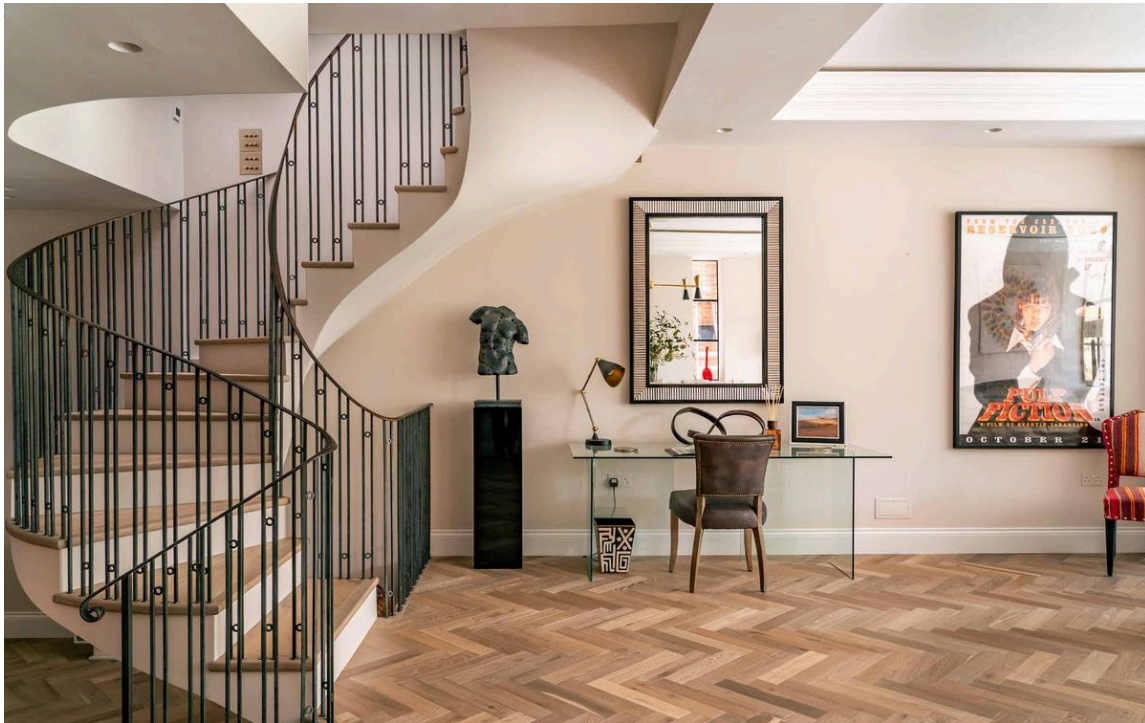


img 1

Patio

img 2

Dining Room



Indoor Spaces

The lower ground 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.

img 1

Entrance Hall

img 2

Open-Plan Reception





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.

img 1

Principal Bedroom

img 2

Double Bedroom



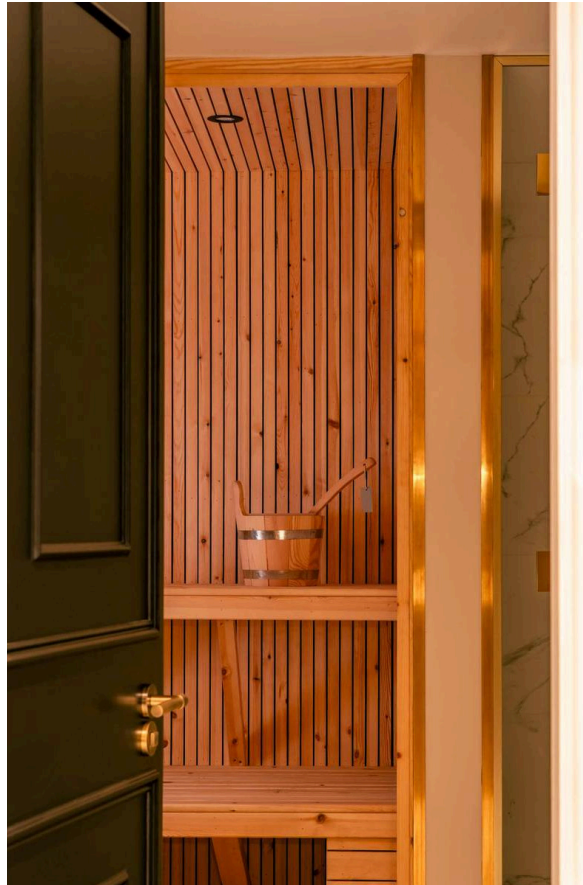


Outdoor Spaces

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

Details

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





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**

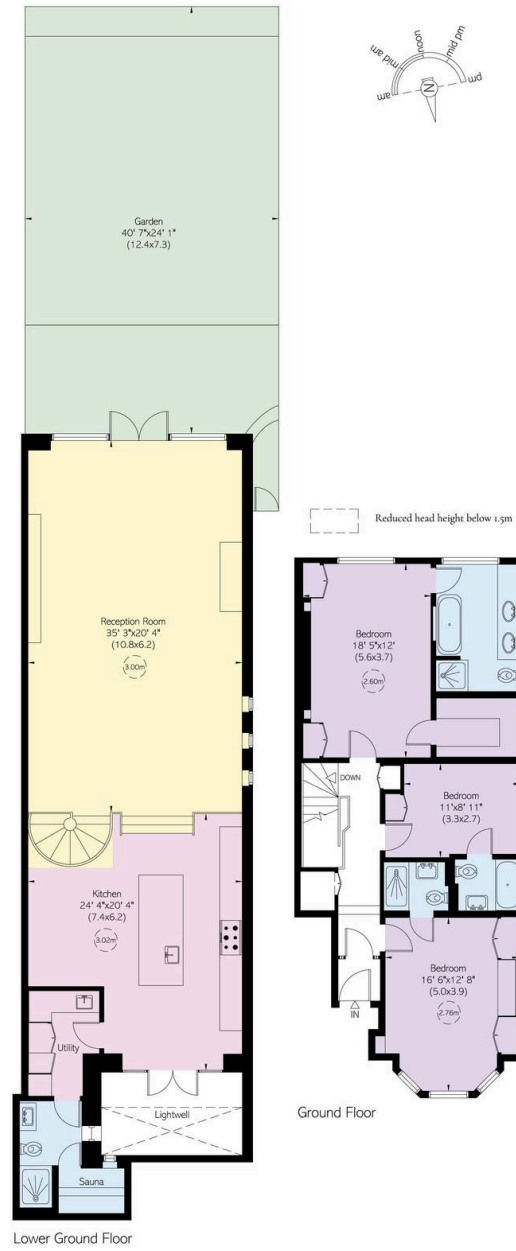
118 sq ft/ 11 sq m

Outside Area

993 sq ft/ 92 sq m

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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.



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