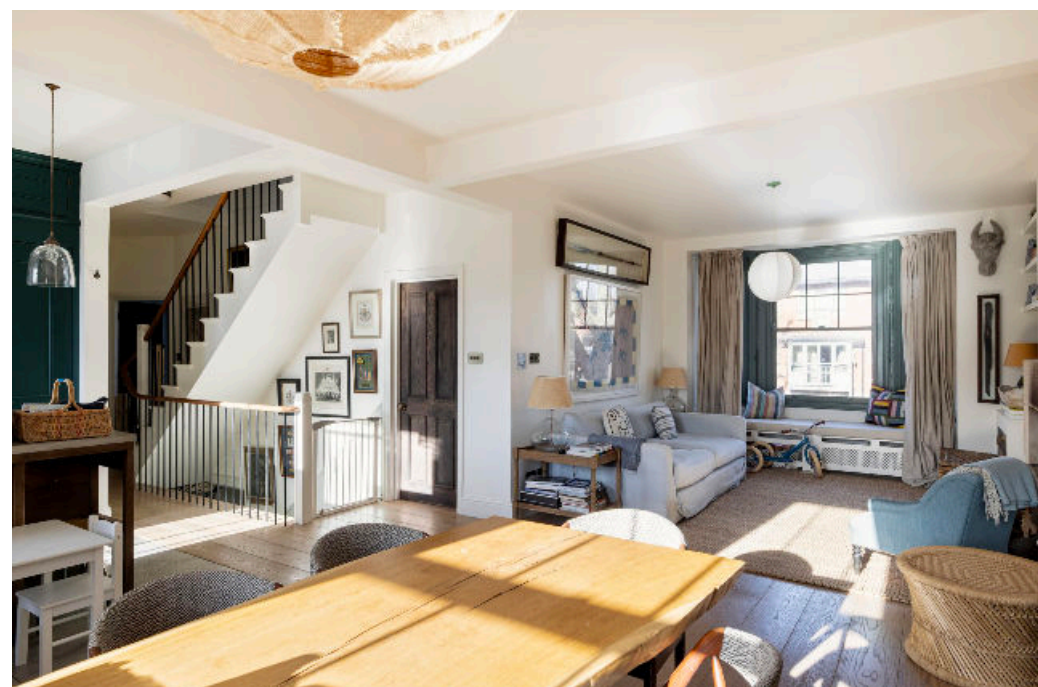




St. Quintin Avenue, Notting Hill **W10**

St. Quintin Avenue, Notting Hill W11

Situated on the corner St Quintin Avenue and Wallingford Avenue in a well-appointed red-brick terrace, this property benefits from a large lateral reception room with open plan kitchen and dining area. The reception room has dual aspect views and a wonderful log burning feature fireplace with a reclaimed limestone surrounding, bringing an extremely rustic and very cosy feel to the living area. The property has been architecturally redesigned and refurbished to an excellent standard throughout and exudes great character and demonstrates fantastic use of space.



Asking price: £2,000,000

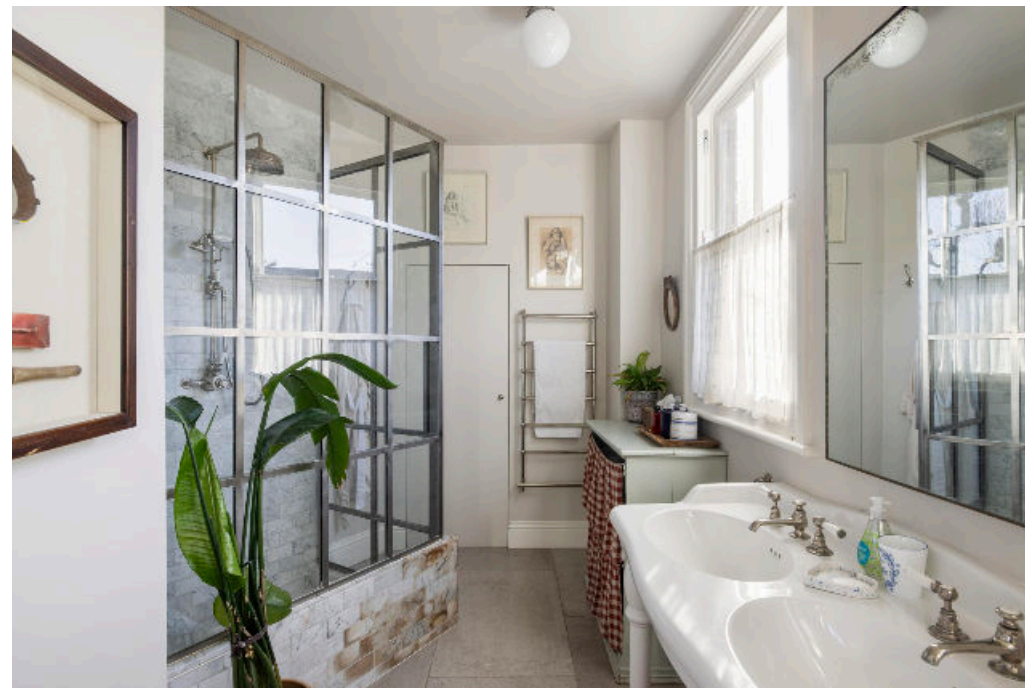
Tenure: Leasehold: approximately 968 years remaining

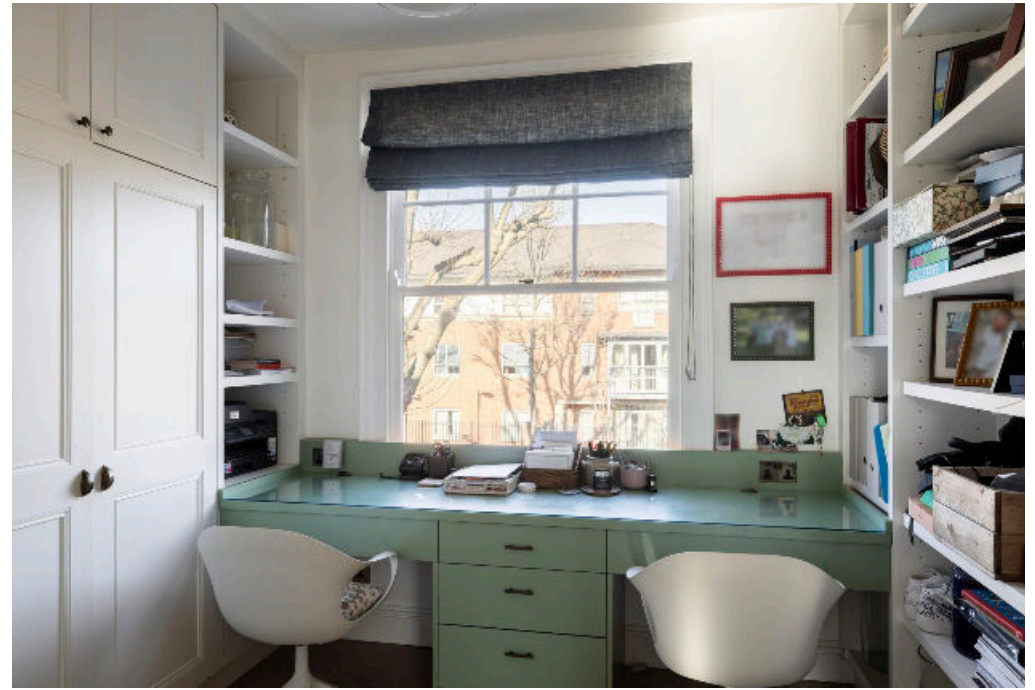
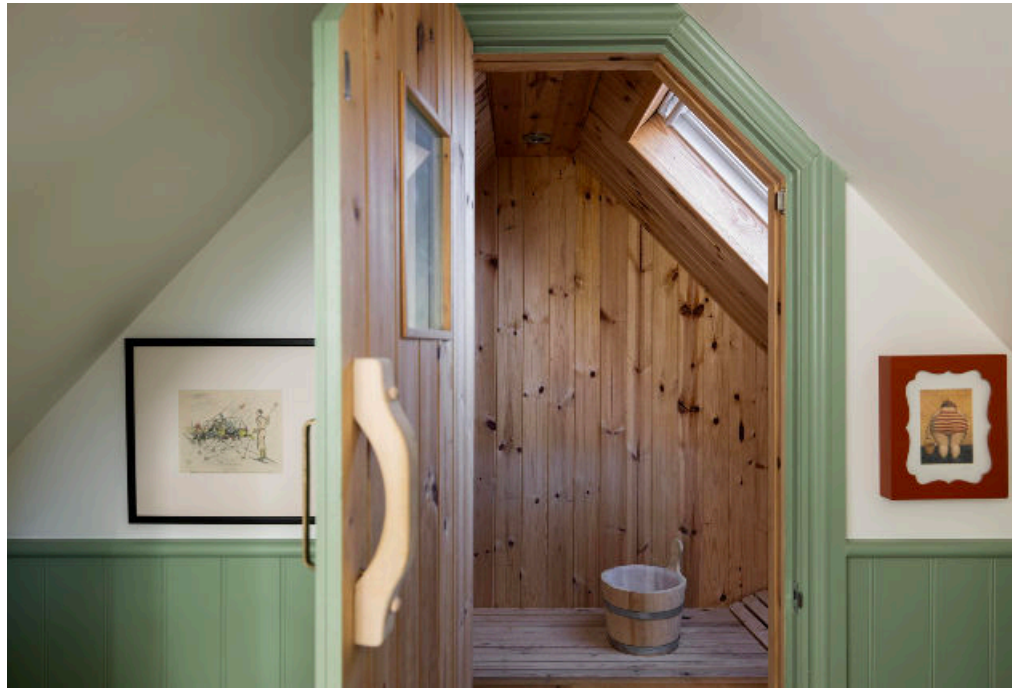
Service charge: £1,200 per annum, reviewed every year, next review date 2025

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: E





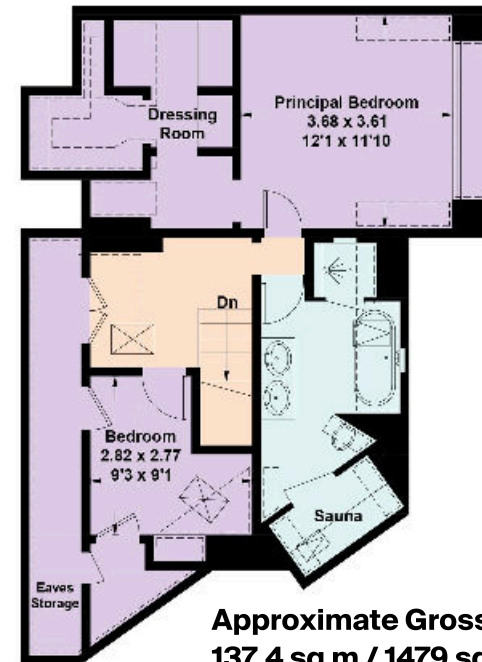


St. Quintin Avenue, W10



Ground Floor

First Floor



Second Floor

**Approximate Gross Internal Floor Area
137.4 sq m / 1479 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank
Notting Hill
294 Westbourne Grove
London W11 2PS

We would be delighted to tell you more

Jack Thomas
020 3910 9732
jack.thomas@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated February 2024. Photographs and videos dated February 2024.

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