

# WALLINGFORD AVENUE

NORTH KENSINGTON W10







# WALLINGFORD AVENUE

NORTH KENSINGTON W10

A rare opportunity to buy a charming unmodernised two storey Edwardian family house enviably located overlooking the open space of the Methodist Church land to the rear. In the heart of the St. Quintin Estate, the house is situated looking down the road opposite providing an open aspect to the West and with it, terrific light and a feeling of space often lacking within a terrace of houses. The ground floor has been significantly extended but the house provides scope to further enlarge into both the front and rear lofts and the possibility of a large basement conversion subject to planning.

Wallingford Avenue is a pretty tree lined road in the St. Quintin Conservation area, popular for its proximity to some of London's best schools. The boutiques of Westbourne Grove and the vibrant array of amenities of Portobello Road and Golborne Road are within close proximity and Ladbroke Grove underground station is within walking distance on the Circle and Hammersmith & City lines.





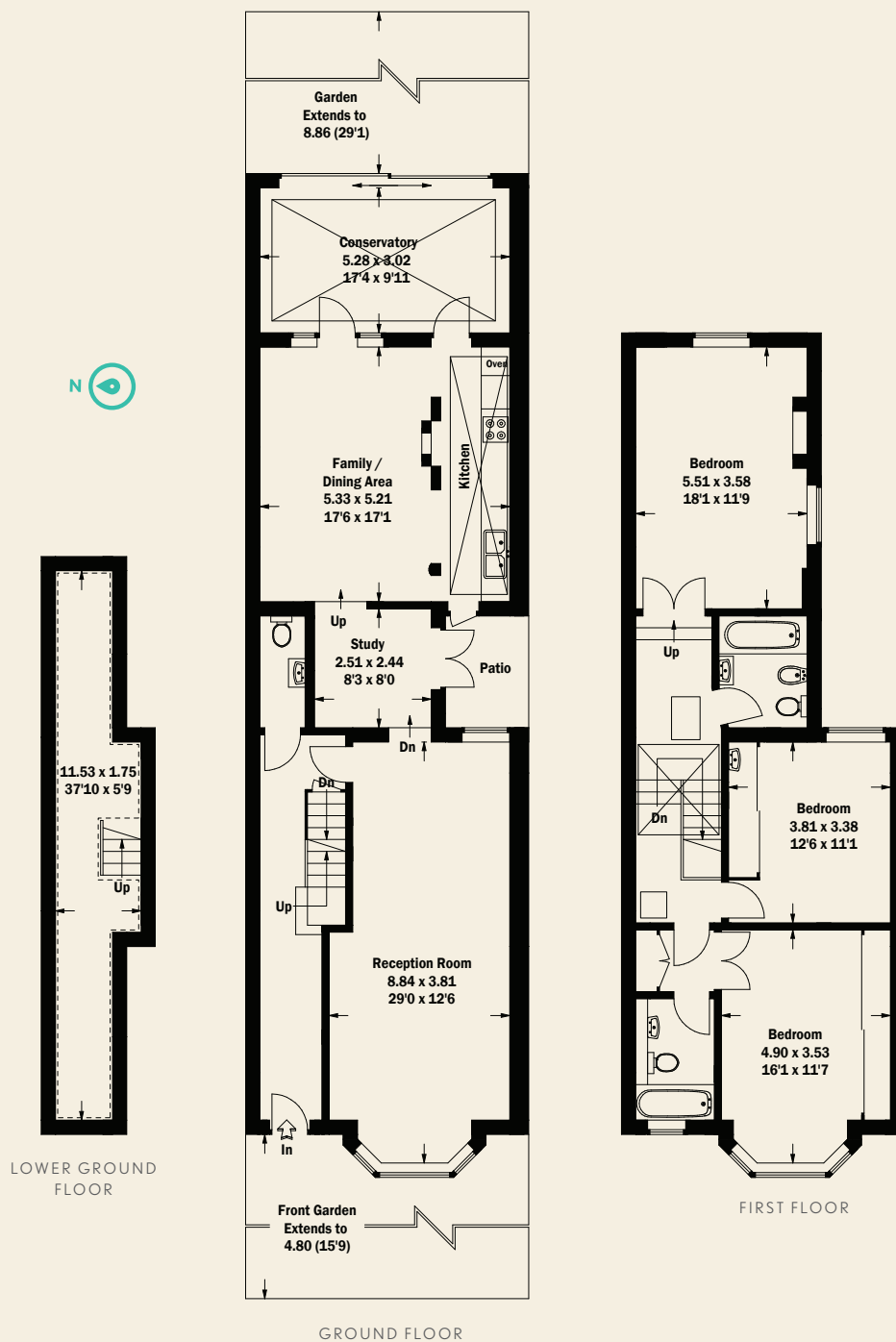
# WALLINGFORD AVENUE

NORTH KENSINGTON W10

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. THIS BROCHURE AND THE DESCRIPTIONS AND MEASUREMENTS HEREIN DO NOT CONSTITUTE REPRESENTATION AND WHILST EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY, THIS CANNOT BE GUARANTEED.

**TENURE:** FREEHOLD  
**GROSS INTERNAL AREA:** 192 SQ M/2,066 SQ FT APPROX. (INCLUDING CELLAR)  
**LOCAL AUTHORITY:** ROYAL BOROUGH OF KENSINGTON & CHELSEA  
**ENERGY RATING:** E

3 BEDROOMS, 2 BATHROOMS, CLOAKROOM, RECEPTION ROOM, KITCHEN, FAMILY/DINING AREA, STUDY, CONSERVATORY, PATIO, FRONT & REAR GARDEN, CELLAR.



**LADBROKE GROVE**

**T 020 7221 0330**

126 LADBROKE GROVE LONDON W10 5NE

**E LADBROKEGROVE@BECTIVE.CO.UK**

**WWW.BECTIVE.CO.UK**

**BECTIVE**  
-LESLIE MARSH-