

RUSSELL SIMPSON

Bright and beautiful house moments
away from Kensington Memorial
Park

WALLINGFORD AVENUE
KENSINGTON W10

Wallingford Avenue

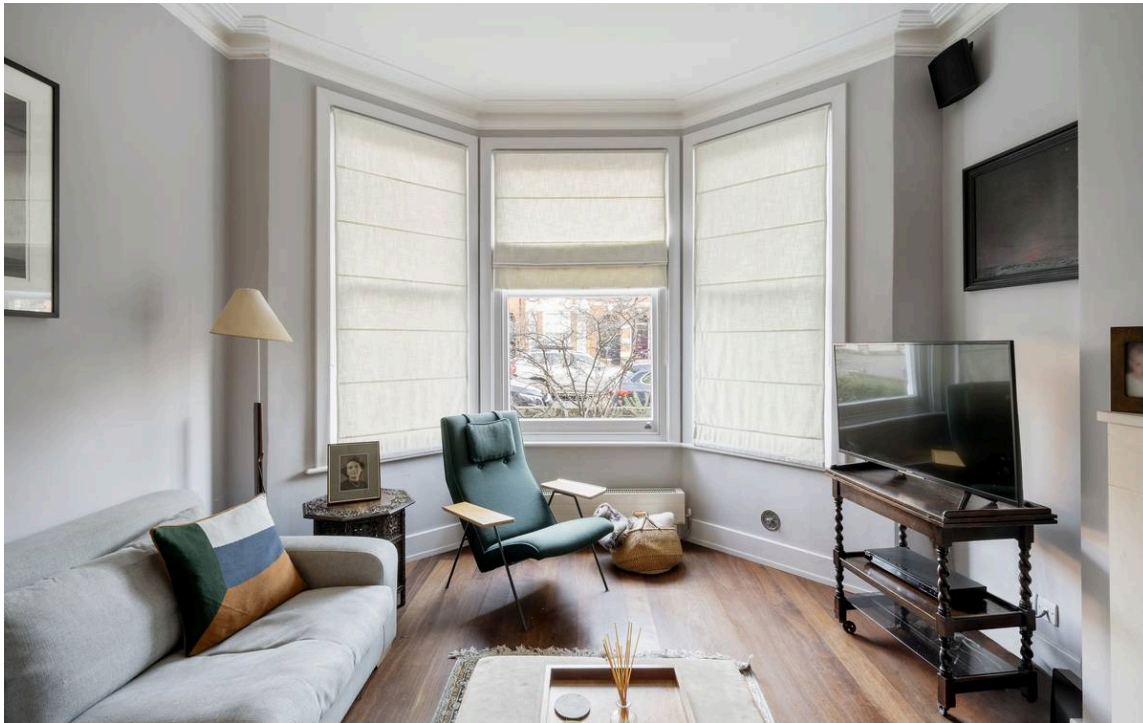
£2,900,000

<div>BEDROOMS</div> <div>5</div>	<div>INTERNAL</div> <div>2,484 SQ FT</div> <div>230 SQM</div>	<div>OUTDOOR</div> <div>67 SQ FT</div>	<div>COUNCIL TAX</div> <div>RBKC, G</div>
<div>BATHROOMS</div> <div>4</div>		<div>EPC</div> <div>—</div>	<div>TENURE</div> <div>Freehold</div>



The Property

Elegantly designed five bedroom family home with light-filled interiors and a west-facing garden



Indoor Spaces

Stepping into the house on the ground floor, the entrance hall leads through to a well-proportioned living space. This includes a fitted kitchen and dining area, which open directly onto the utility room. Bifolding French doors, overhead skylights and an internal patio ensure this room is filled with natural light throughout the day. This floor also contains a comfortable front reception room with a working fireplace.





The Bedrooms

The first floor offers three bedrooms in total. The principal bedroom has an ensuite bathroom and garden views, while the two more bedrooms share another bathroom. The second floor features a fourth bedroom, this one ensuite.

The lower ground floor features a final bedroom with ensuite bathroom. In addition, this floor includes a family television room and a guest loo.



The Design

The whole house has been carefully designed to create bright and stylish spaces. In particular, the staircase uses open landings and transparent floors so that light cascades down from above. The property is presented in good condition, with all the comfort and convenience of a family home.



Outdoor Spaces

The house includes a generous west-facing garden with a lawn and paved seating area. In addition, the front garden gives added separation from the street.





The Neighbourhood

Wallingford Avenue is a quiet and leafy street lined with picturesque terraces of red-brick 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 Ladbrooke Grove is also nearby. Finally, the area is well supplied with schools for a range of ages.

Wallingford Avenue, W10

Approximate area
230.8 sq m / 2484 sq ft

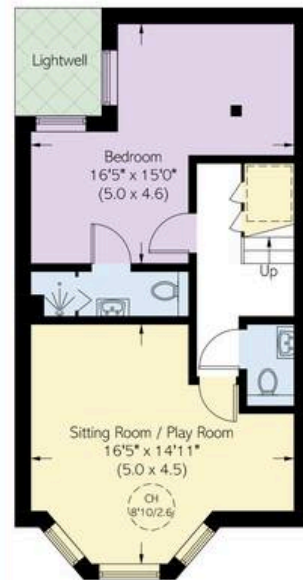
Including limited use area
(14.5 sq m / 156 sq ft) and Eaves Storage

Approximate external area
6.3 sq m / 68 sq ft

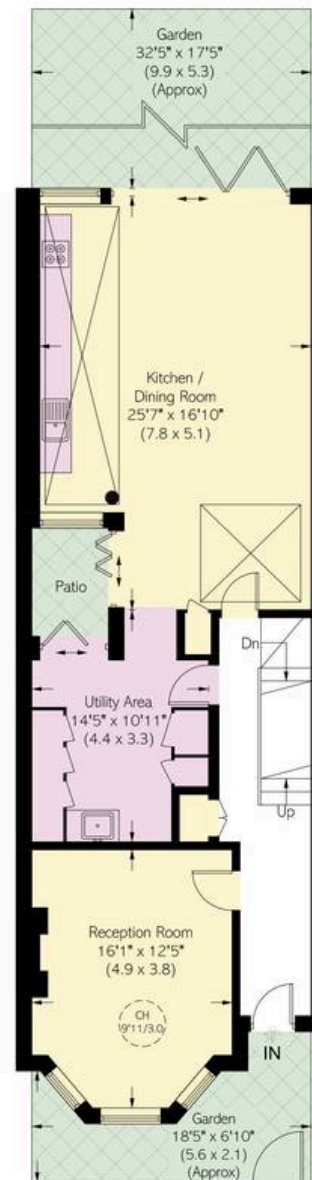
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This plan is for layout guidance only.
Not drawn to scale unless stated. Windows
and door openings are approximate. Whilst
every care is taken in the preparation of this
plan, please check all dimensions, shapes,
and compass bearings before making any
decisions reliant upon them.

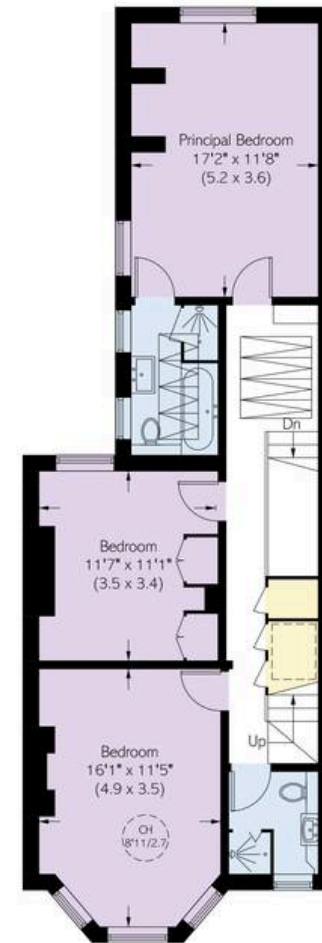
□ = Reduced head height below 1.5m



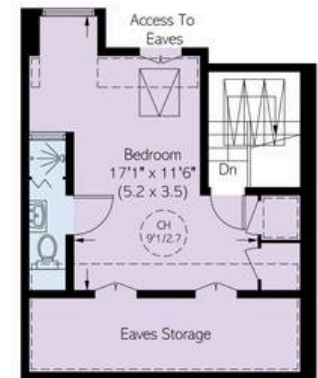
Lower Ground Floor



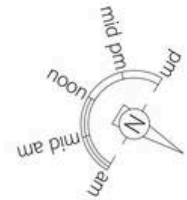
Ground Floor



First Floor



Second Floor



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