

DOMUS NOVA



Kelfield Gardens W10
£2,450,000



A four-bedroom home for sale with Edwardian charm and a versatile footprint that presents the opportunity to be remodelled.

A traditional exterior – all red brick and eye-catching chequerboard tiles – gives way to understated interiors at Kelfield Gardens. Currently presented as a four-bedroom home, a flexible layout, including a generous mezzanine level, offers the potential to be either reconfigured or extended, depending on requirements.

Neutral tones and pared-back design showcase the generous proportions throughout. On the ground floor, an ornate tiled hallway links the living spaces. A south-facing bay window dominates the formal reception room, bathing it in natural light. Original floorboards, a fireplace and a high ceiling subtly reference the home's heritage, adding architectural interest.

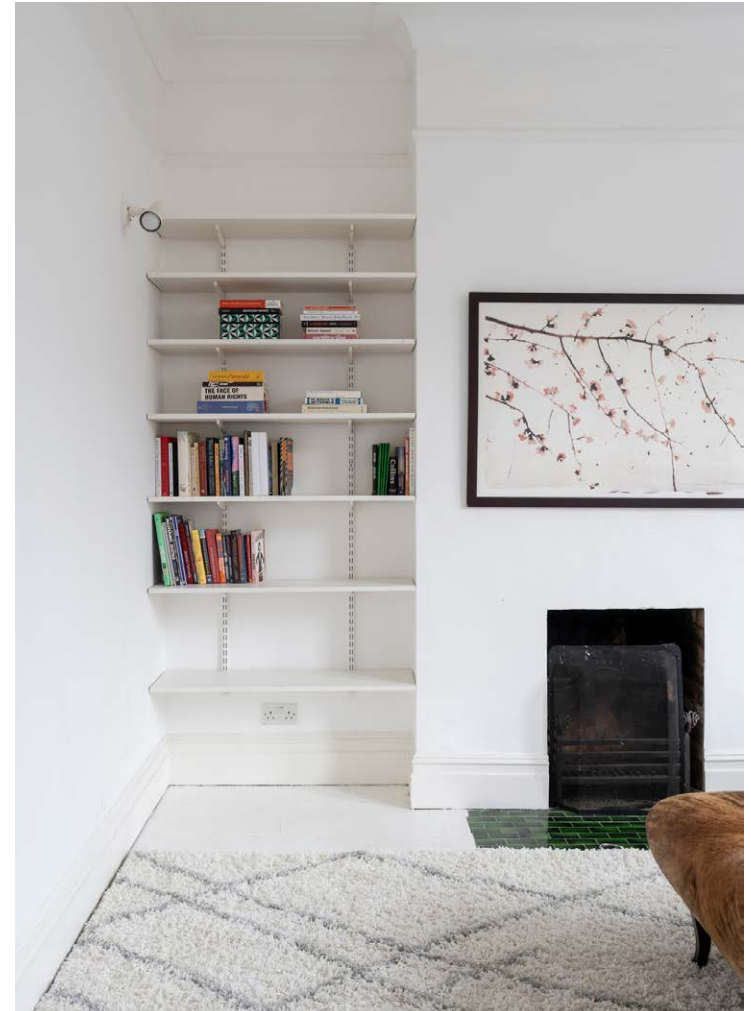
To the rear, an expansive kitchen and dining room is family-friendly in its present dimensions and configuration. However, for those seeking to redesign, approved plans include a light-filled basement with two outdoor patios – as well as two further bedrooms and a garden office – which would extend the footprint to over 3,900 square feet.

Currently, the finish is characteristically streamlined: light-blue cabinetry, granite worktops and a sleek peninsula that maximises the workspace. Above, a sloping glass roof contributes to the bright and welcoming atmosphere, while a sunroom invites the outside in and offers a view of the large garden. Also on this floor, a good-sized guest bedroom overlooks an internal courtyard; there's a convenient shower room next door.











Upstairs, the principal bedroom is afforded a calming feel, courtesy of a large bay window and a cornicing-trimmed ceiling. The remaining two bedrooms face the garden, one of which features access to a mezzanine level that could be used as an office, snug or dressing room. A considered family bathroom – with a shower over the bathtub – serves this floor.

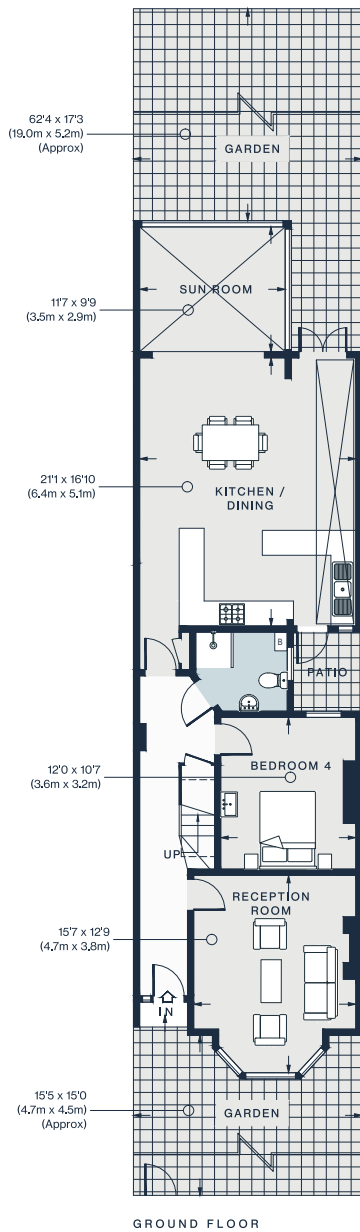




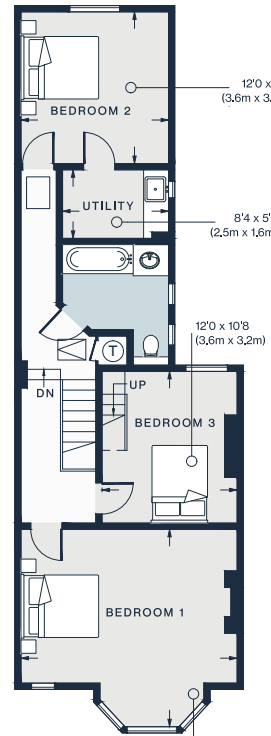




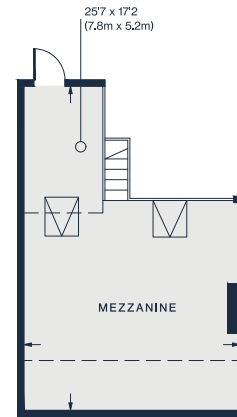




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Property Details

- South-facing reception room
- Open-plan kitchen, dining and sunroom
- Potential to be reconfigured or extended, with planning permission in place
- Principal bedroom
- Three further bedrooms
- Family bathroom
- Shower room
- Flexible mezzanine level
- Garden
- Royal Borough of Kensington & Chelsea

Approx. 2,127 sq ft / 197 sq m

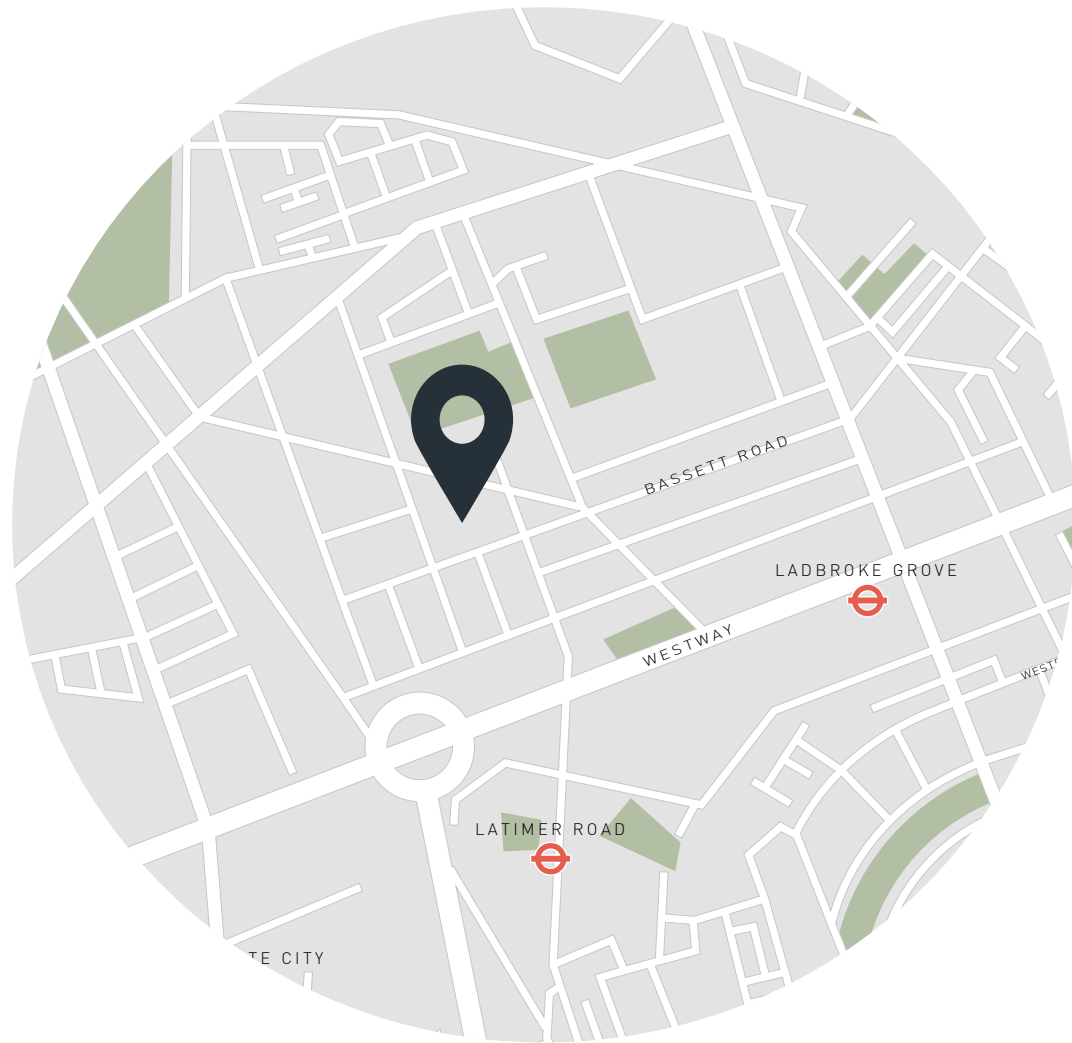
EPC - E

Tenure: Freehold

Council Tax Band: G

Approx. Gross Internal Area = 2127 sq ft / 197.6 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.



Location

There's a welcoming, laid-back feel to North Kensington. Within walking distance of both Golborne and Portobello Road, there's an array of independent businesses on the doorstep. Shop for supplies at Golborne Deli & Wine Store, book lunch at Straker's or enjoy pastries to go from Lisboa. Spend weekends browsing the neighbourhood's renowned antique and vintage stalls. For luxury shopping, The Village at Westfield is close by – stop for a drink at the White City branch of Soho House.

Latimer Road – 10 mins (Circle, Hammersmith & City)

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