

DOMUS NOVA



St Helens Gardens W10
£3,000,000



Space and light converge at this imposing five-bedroom townhouse for sale that offers versatile living together with planning permission for a basement extension.

Moments from Kensington Memorial Park, a red brick exterior envelopes this family home, which offers the potential to extend its already generous footprint. Configured for flexibility, it comes with consent for a single storey basement extension and courtyard area.

Inside, white walls and expansive period proportions lend a gallery like feel. In the double reception room, light from the south-facing bay window accentuates the sense of space further and emphasises the volumes at play. Wooden floors stretch the length of the room, tying together two separate areas for sitting and dining. Period features, from the ceiling corning to an ornate fireplace also add to the unifying effect.

Through an archway, a formal dining room allows for a large table. From here, double doors open onto a kitchen with a farmhouse aesthetic and access to a generous garden. Rustic wooden cabinets line two sides of the room, adding warmth to the space, while a range cooker acts as a centrepiece. For more informal meals, there's a breakfast bar.

A studio and separate office are also found on this floor, together with a convenient cloakroom. Ideal for those who work from home, the space could also offer self-contained accommodation for a nanny or older children.





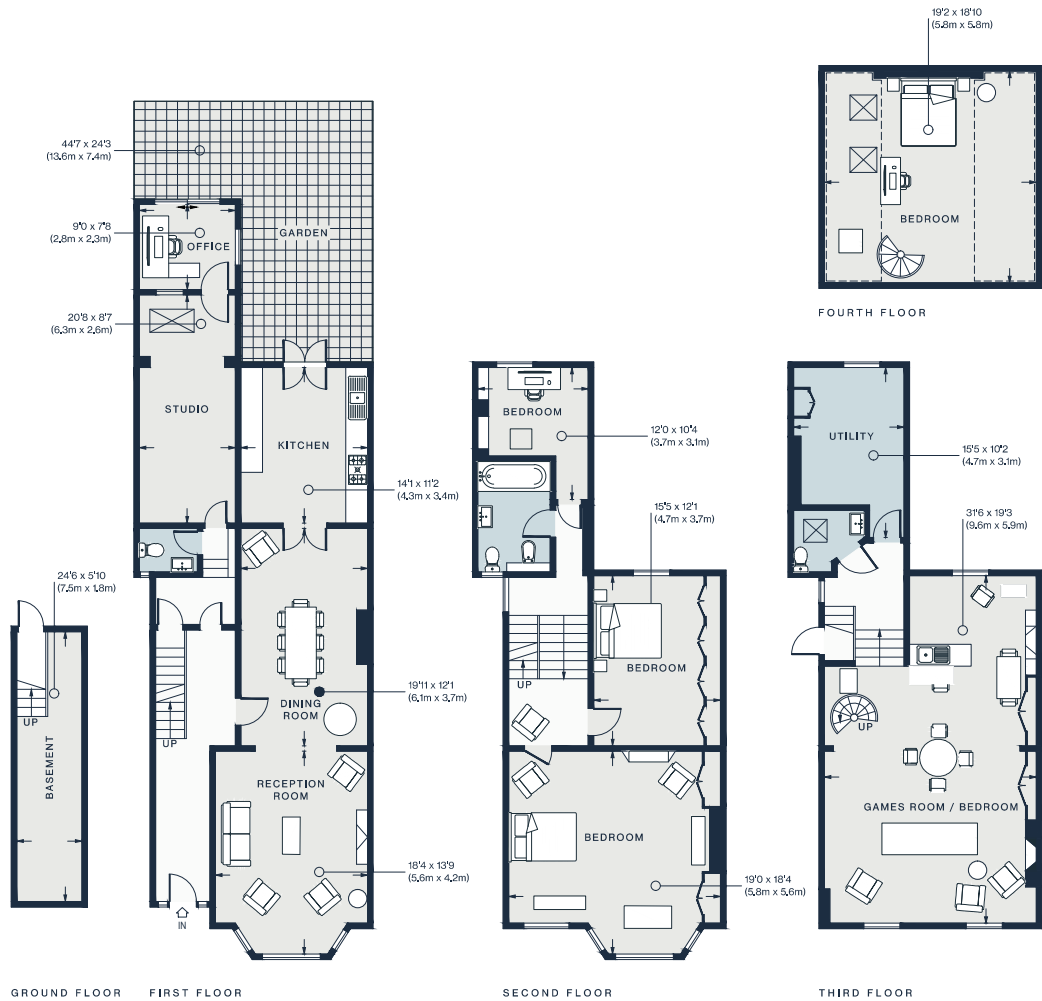


Three bedrooms occupy the second floor, along with the family bathroom. Neutral tones and pared-back finishes are common denominators throughout. In the principal, fitted wardrobes bring practicality, while a large bay window dials up the brightness.

Above, an adaptable living space caters for the demands of family life. Currently set up as an entertaining space with a bar area, it can also be used as a media and games room. A separate utility room and cloakroom ensure functionality is front of mind. From here, a spiral staircase leads up to the fourth bedroom in the eaves, illuminated by skylights.







Approx. Gross Internal Area = 3254 sq ft / 302.4 sq m

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

Property Details

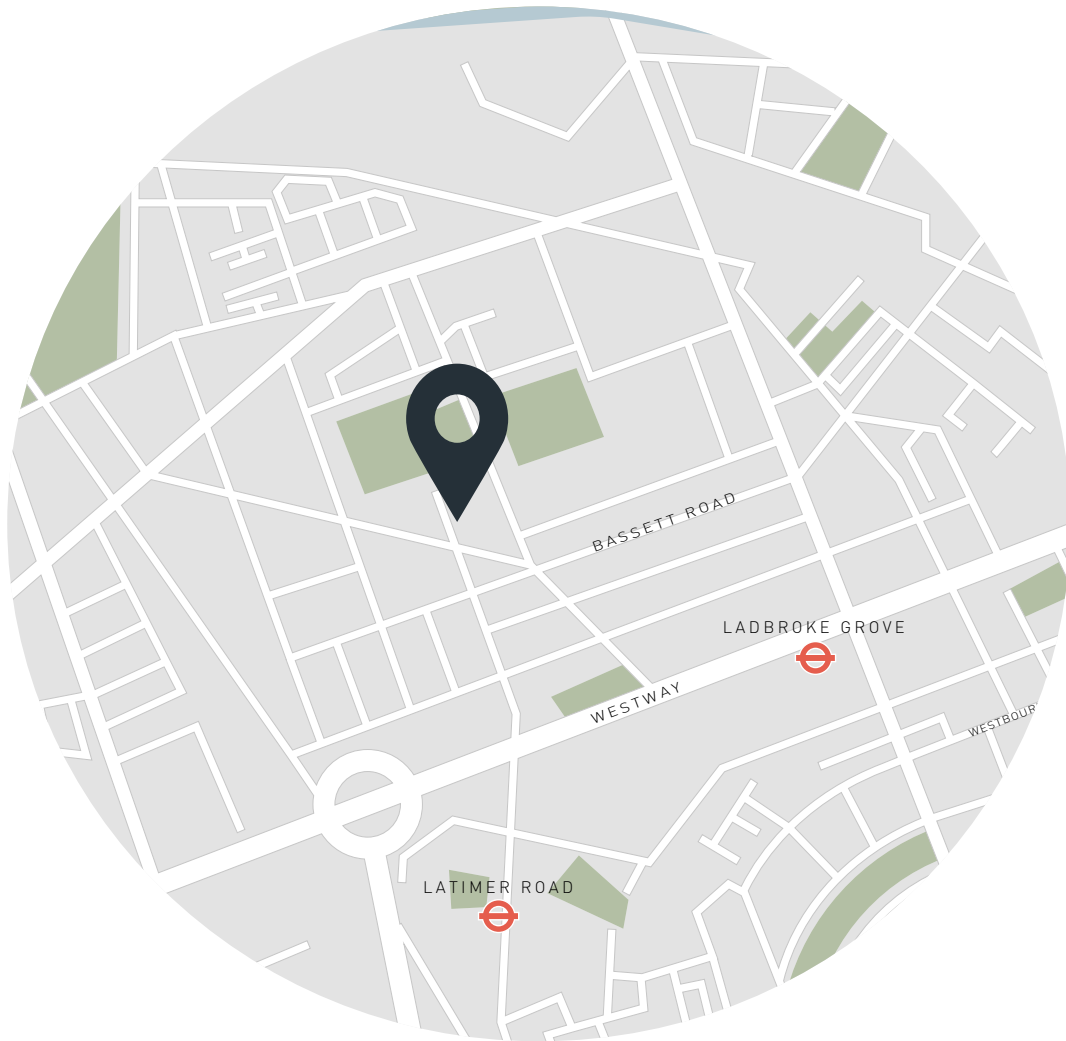
- Double reception room
- Modern kitchen
- Studio and office
- Planning permission for a single-storey basement extension
- Principal bedroom
- Four further guest bedrooms
- Family bathroom
- Two cloakrooms
- Entertainment room with bar area
- Utility room
- Basement
- Garden
- Royal Borough of Kensington & Chelsea

Approx. 3,254 sq ft / 302.4 sq m

EPC - E

Council tax - F

Freehold



Location

With its independent businesses and abundant green spaces, there's a laid back feel to North Kensington, which also enjoys easy access to its lively Notting Hill and Shepherd's Bush neighbours. Just minutes away, pick up pastries from Layla Bakery on Golborne Road, before rummaging through the antiques stalls. On the weekend, shop for groceries at Golborne Deli & Wine or stretch your legs with a stroll along Portobello Road. Finish the day with dinner at Straker's.

Ladbroke Grove – 11 mins

Specialising in London
and Ibiza's design-led homes

Let's talk
020 7221 7817
sales@domusnova.com
domusnova.com

The particulars above are a guide, not an offer or contract. Descriptions, photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Domus Nova does not give any representations or warranties, nor represent the Seller legally. Domus Nova has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction.

Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our [Privacy Statement](#).

© Domus Nova 2023. All rights reserved.