

DOMUS NOVA



St Quintin Avenue W11
£3,850,000



Found in a handsome red-brick conversion, this three-bedroom duplex is a lesson in contemporary style.

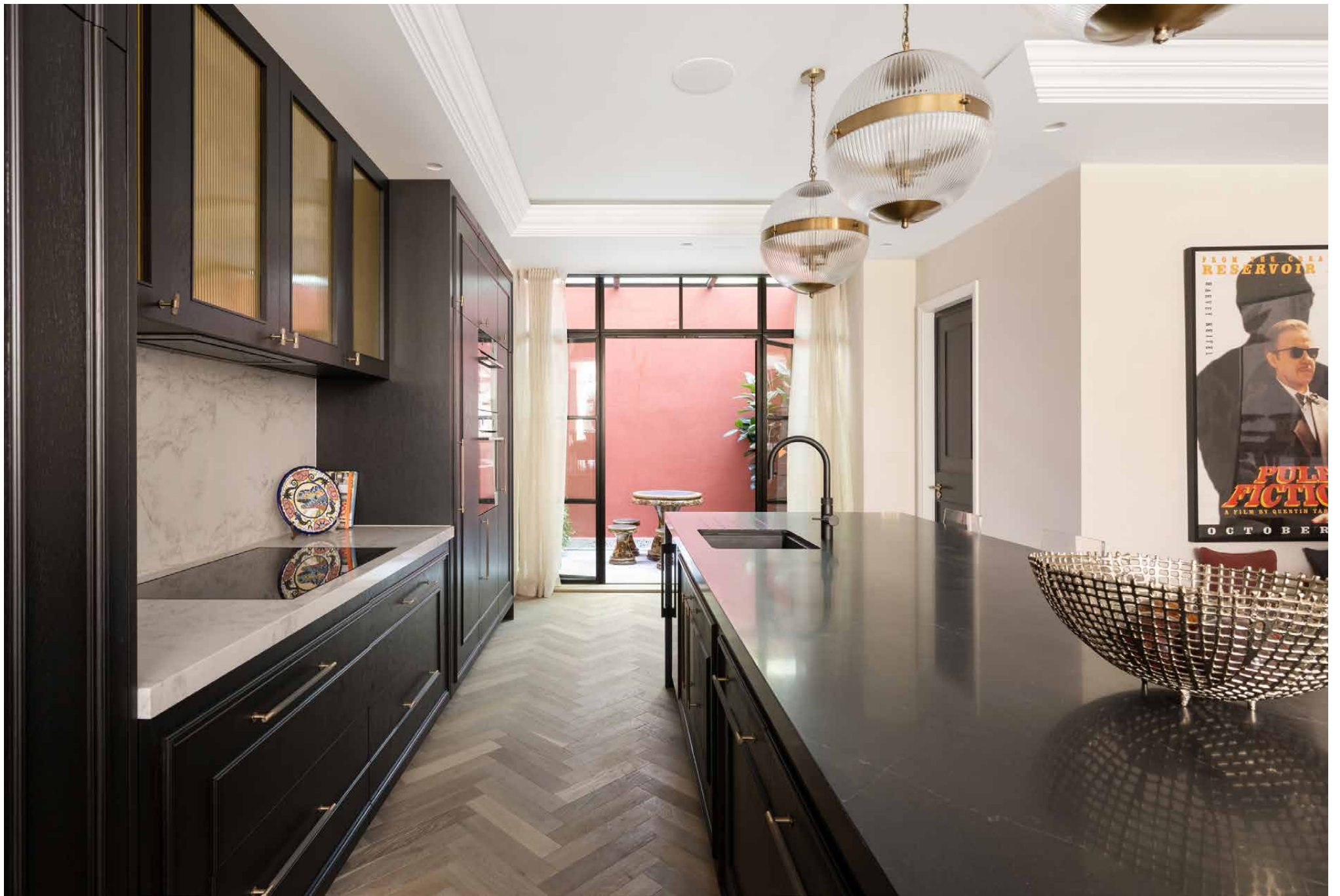
Set on a sought-after tree-lined street, this two-floor apartment is inviting inside and out. An inverted layout maximises the feeling of space, placing a generous communal living area at garden level. From the entrance hall, a sweeping metal staircase winds its way down to a bright and airy kitchen, reception and dining room, bookended by outside spaces. Immediately catching the eye, an entire wall of floor-to-ceiling Crittall glass frames views out to the sunny, southwest-facing garden. Walled for privacy, it features a lawn, patio and well-maintained flower beds.

Enjoy the outlook from the indoor seating area. Herringbone floors, bespoke cabinetry and muted colours create a calming backdrop for unwinding, complete with a contemporary glass-fronted fireplace.

From here, three steps lead down to the kitchen. A large island and breakfast bar anchors the culinary setting, finished in bold inky tones. Tall cabinetry and integrated appliances keep the black stone and marble worksurfaces sleek and streamlined. There's also space for a breakfast table – or take dining outside to the covered courtyard. Painted a vibrant terracotta shade with a terrazzo floor, there's an escapist Mediterranean feel out here. Other unexpected but welcome features include a shower room with a wood-clad sauna and a convenient utility area.

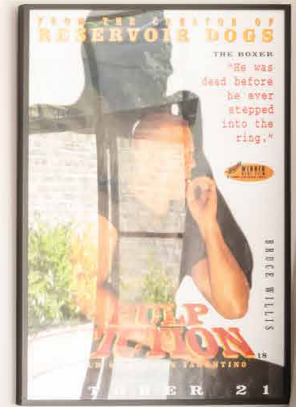


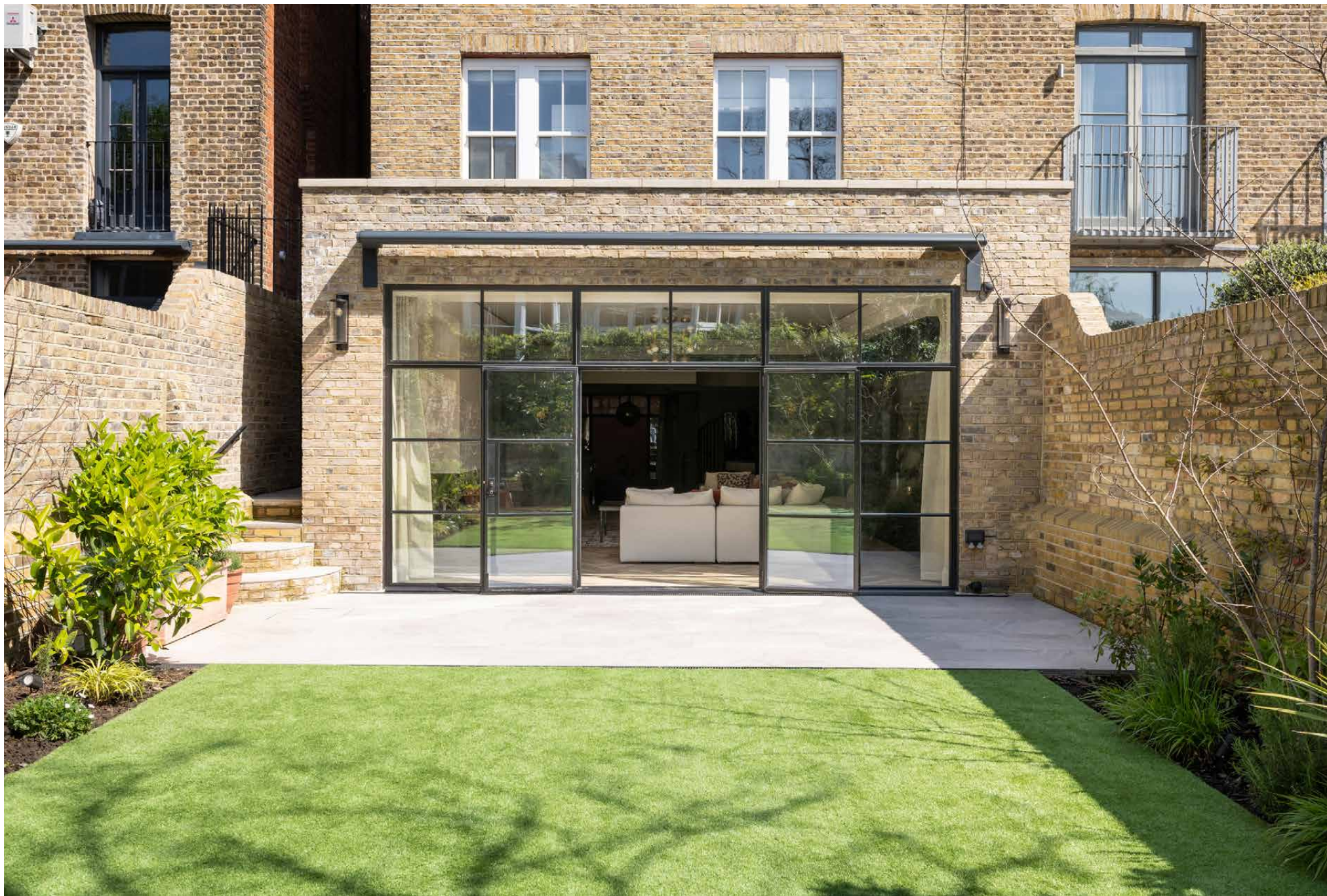












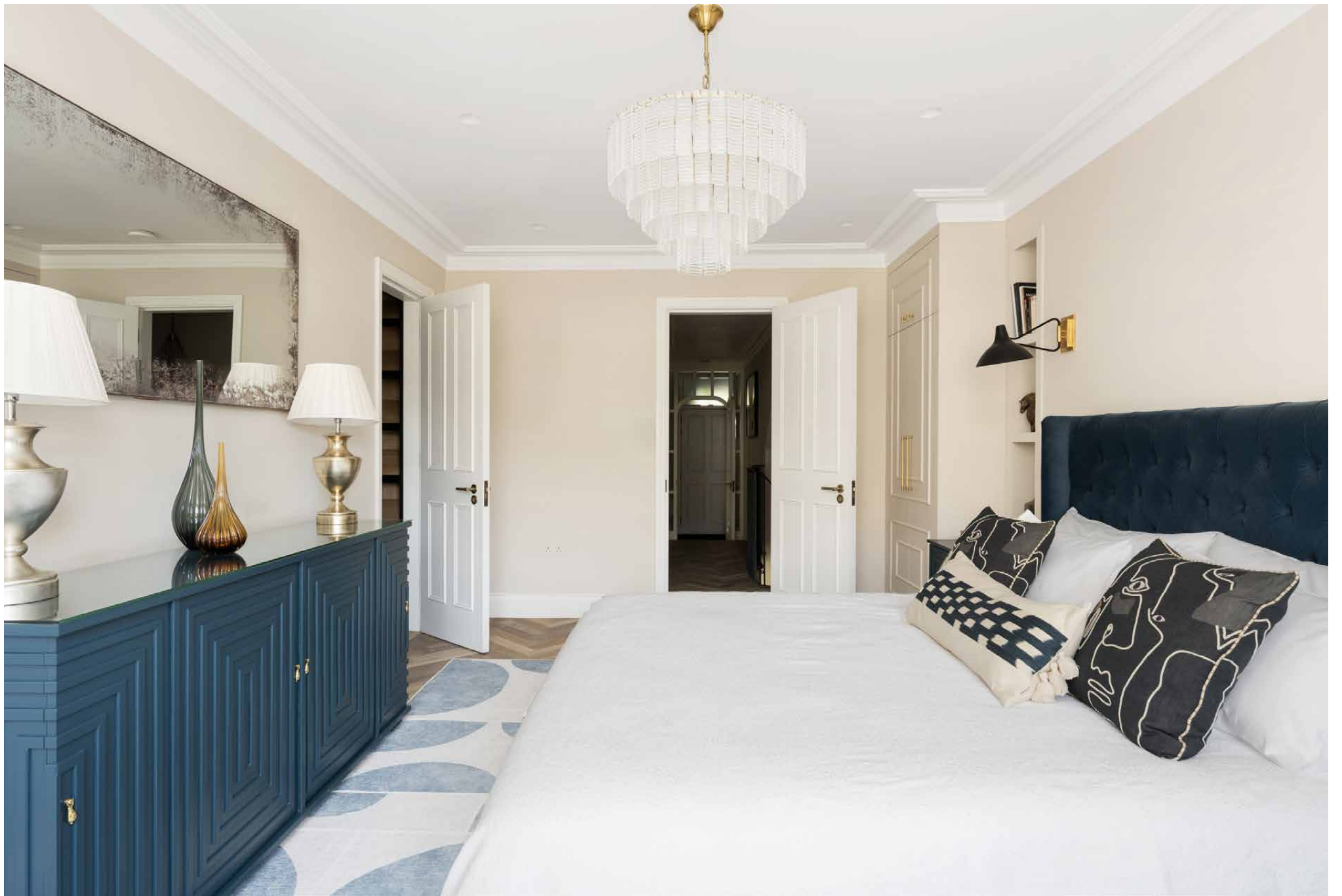




All three bedrooms await on the floor above. The principal suite has a touch of opulence – think custom-made cabinetry, a walk-in wardrobe and a black-toned en suite bathroom with a freestanding bathtub and walk-in shower. Two guest suites follow the same pared-back but luxurious formula, with wooden herringbone floors and soft tones. One is brightened by a large bay window; both feature en suite bathrooms elevated with jewel-toned tiles.





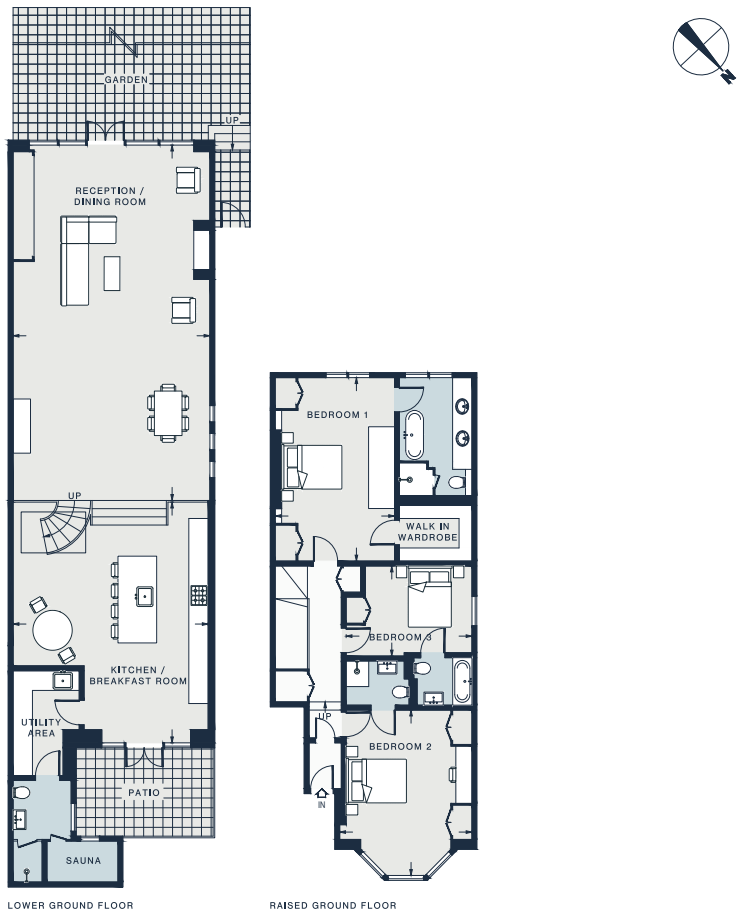












Property Details

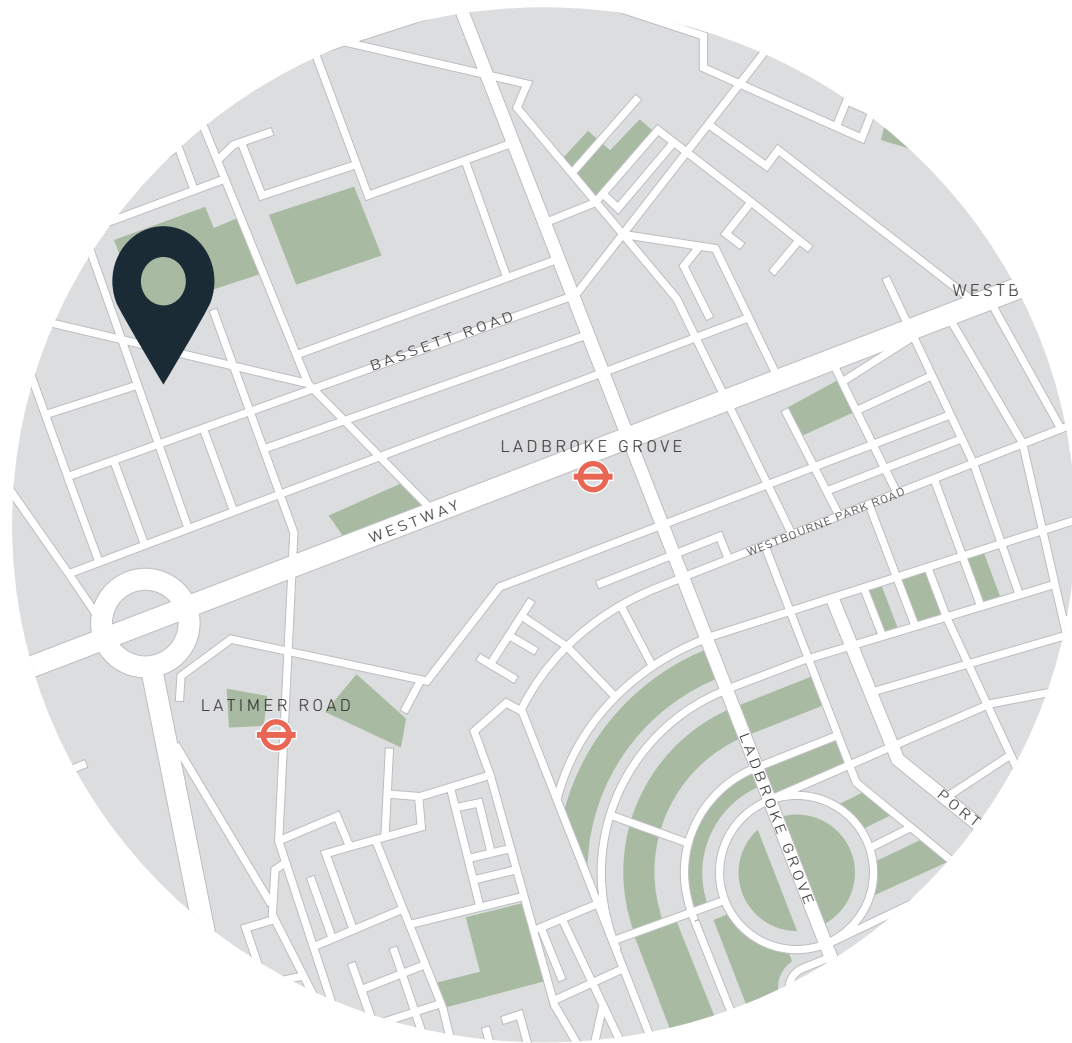
- Contemporary design throughout
- Expansive split-level kitchen, reception and dining room
- Southwest-facing garden plus a covered courtyard
- Principal bedroom suite with walk-in wardrobe
- Two further bedroom suites
- An additional shower room with sauna
- The Royal Borough of Kensington & Chelsea

Approx. 2,205 sq ft / 204.9 sq m
 EPC - C
 Tenure: Share of Freehold
 Lease Length: Circa 990 years
 Council Tax Band: E

RECEPTION / DINING 35'8 x 20'4 (10.8m x 6.1m)		BEDROOM 2 16'7 x 13'6 (5.0m x 4.1m)
	BEDROOM 1 18'4 x 12'1 (5.5m x 3.6m)	BEDROOM 3 12'9 x 8'11 (3.8m x 2.7m)
KITCHEN / BREAKFAST 24'2 x 19'11 (7.3m x 6.0m)		

Approx. Gross Internal Area = 2,205 sq ft / 204.9 sq m

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



Location

Within walking distance of both Golborne Road and Portobello Road, laid-back North Kensington is a treasure trove of independent businesses. Shop for supplies at Golborne Deli & Wine Store, pick up pastries to go from Lisboa or Layla Bakery, or book dinner at Straker's. Spend weekends browsing the neighbourhood's renowned antique and vintage stalls. For designer 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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