

DOMUS NOVA



St Quintin Avenue, W10
£2,500,000



In the heart of North Kensington, a Victorian townhouse conceals this design-led home. Full to the brim with thoughtful detail, design by Hanson Architects and Julie Wallinger Interiors provides a contemporary backdrop for everyday life.

An inverted layout places social spaces upstairs, where the home's interior architecture invites light to flow seamlessly throughout. A spacious double reception room spans the depth of the home, with bifold doors allowing rooms to flex between intimate retreats and one expansive space. At the front, a sitting room is suffused with natural light. Olive-green walls and a Murano chandelier curate a mood that's playful and refined; set the scene with the home's bespoke lighting and Sonos Sound system. Light the functioning Charnwood burner for a warming centrepiece in cooler months.

The dining room continues the theme, with a Marble fireplace of its own and a wall-mounted wine rack. From here, step into the eat-in kitchen crafted by Such Design. Sleek dark cabinets contrast white tiling and Fired Earth floors, all tied together with state-of-the-art appliances and underfloor heating. Breakfasts here come with inspiring surroundings, courtesy of the steel and glass conservatory that opens to a terrace.











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Downstairs, the principal bedroom evokes an indulgent feel. An expansive space, it features a grand dressing room to one side and a sitting room to the other. Glazing offers a seamless connection to the outdoors, leading directly to the garden. The en suite bathroom is equally considered, with pale green and grey tiles wrapping around a sky-lit walk-in shower and dual vanity. A second bedroom is served by a family bathroom, an indulgent affair featuring a roll-top bathtub and separate shower.

Outdoors, a landscaped patio garden by Rosie Bines and Mark Wallinger Gardens is a quiet escape. Birch and Magnolia trees provide colour and shade, while a bespoke outdoor studio offers a versatile space for work or creativity.

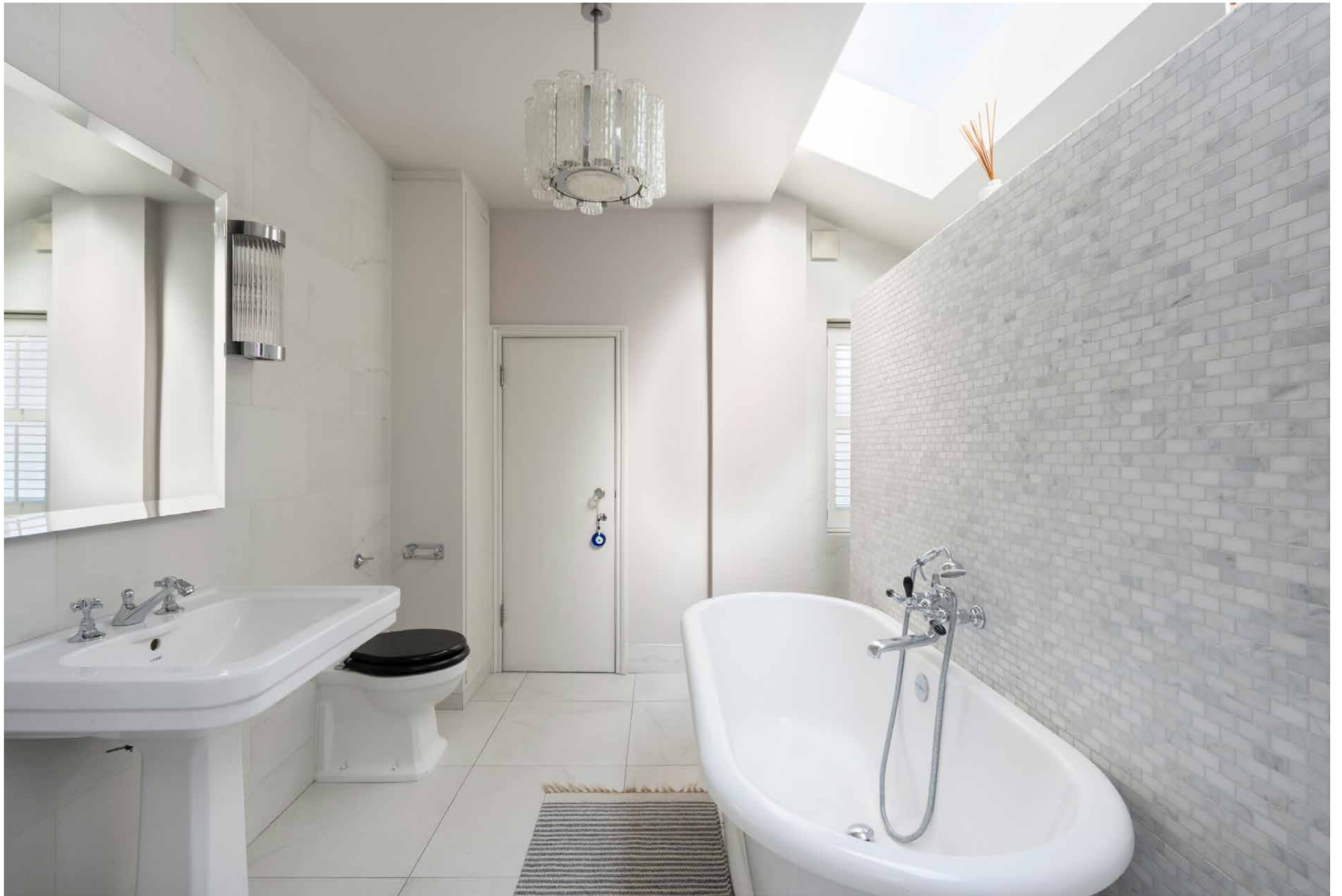














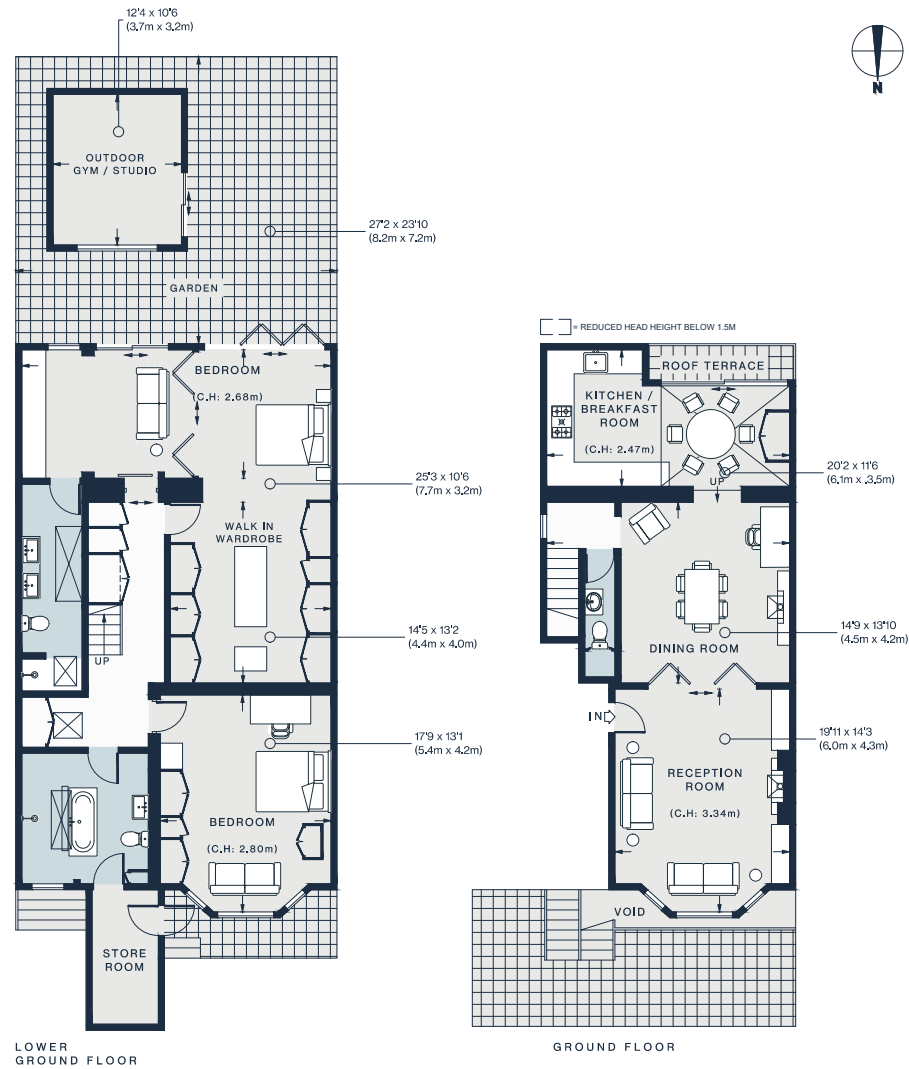






Resident
permit
holders
only
Mon-Fri
8.30 am - 6.30 pm
Saturday
8.30 am - 1.30 pm

69 ST. QUINTINS
AVENUE W10



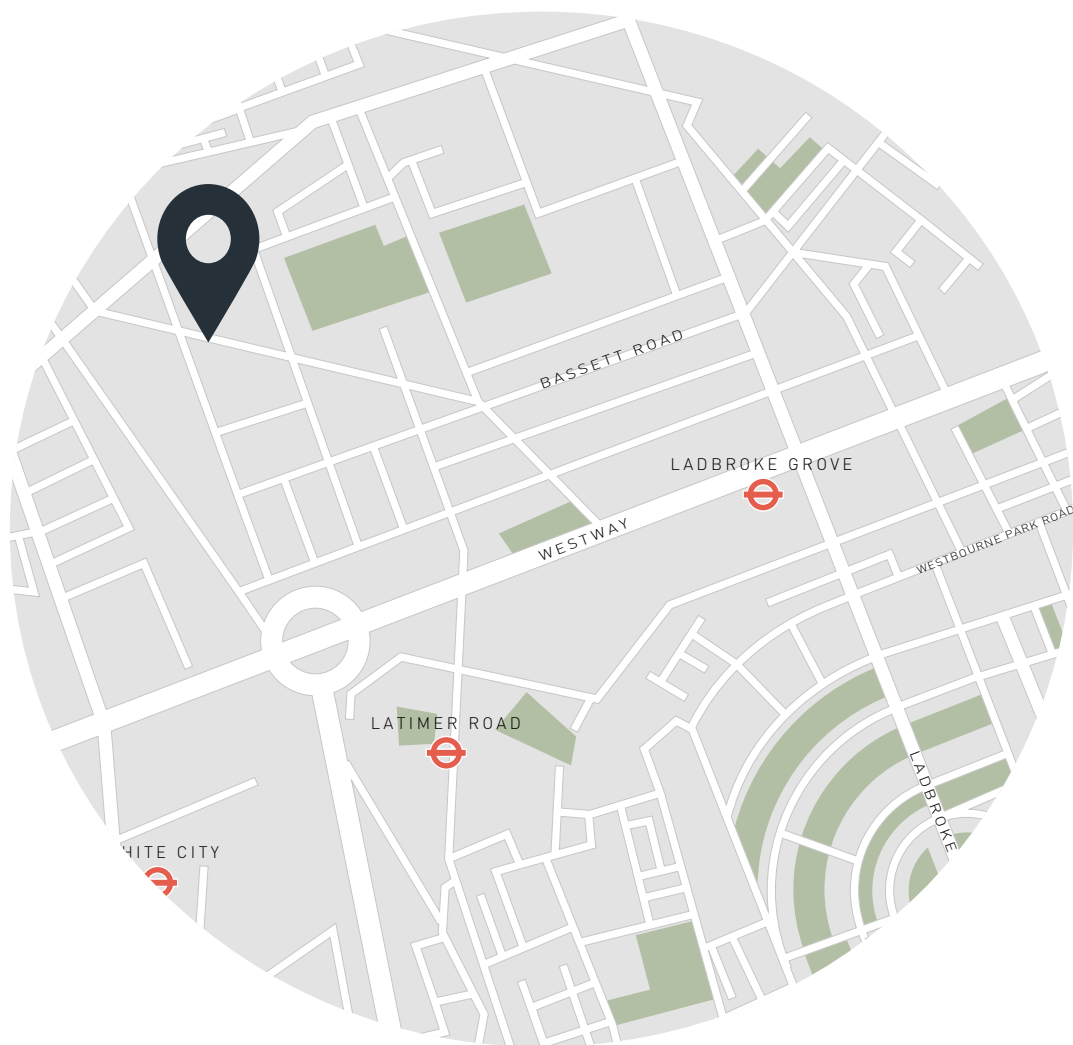
Approx. Gross Internal Area = 1927 sq ft / 179 sq m
 Outdoor Gym / Studio = 129 sq ft / 12 sq m
 Total = 2056 sq ft / 191 sq m

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

Property Details

Design by Hanson Architects and Julie Wallinger Interiors
 Spacious double reception room
 Bespoke eat-in kitchen
 Principal bedroom suite with dressing room and sitting room
 Generous guest bedroom
 Versatile garden studio
 Family bathroom
 Cloakroom
 Terrace
 Private garden

Approx. 2, 056 sq ft / 191 sq m
 EPC= C
 Tenure: Share of Freehold
 Lease Length: circa 991 years
 Council Tax Band: G



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 – 12 mins (Circle, Hammersmith & City)

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