

DOMUS NOVA



St Quintin Avenue W10 – £1,075,000

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Behind a pale brick façade that blends seamlessly into the architectural fabric of North Kensington, this St Quintin Avenue apartment is quietly refined and thoughtfully arranged across a single level. With its own private entrance and a south-west facing garden, the home offers a sense of peace rare for its urban postcode.

Designed by LTS Architects, clean lines and a considered palette give the heart of the home – the open-plan kitchen and reception room – a welcoming feel. Matte grey cabinetry and integrated appliances are set against crisp white worktops, balancing form with function and creating a pristine culinary setting. The layout invites flexibility: a lounge or dining area sits between the kitchen and garden, framed by full-width bi-fold doors.

Step outside and the space transitions effortlessly into a tranquil patio garden. Decked in dark-grey cladding and enclosed by leafy trees and trellised walls, it's a space designed as much for quiet moments as it is for al fresco entertaining. Raised flower beds add seasonal colour, while a garden studio to the rear offers a versatile space – equally suited to a home office or gym.











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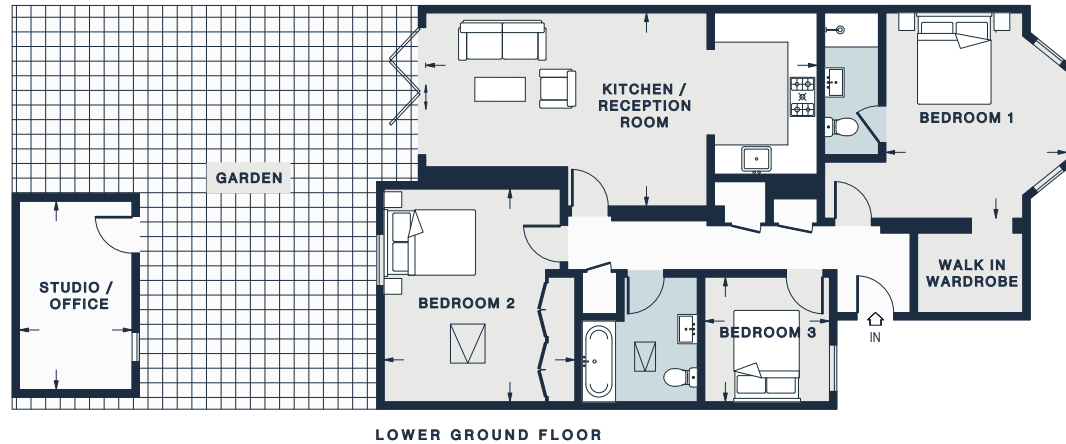
Inside, the home's sleeping quarters are just as considered. At the front, the principal bedroom is illuminated by a generous bay window, while an en suite bathroom adds a layer of luxury with a rainfall shower and freestanding basin. A second bedroom overlooks the garden and features bespoke storage and a Velux window, maximising the light. A third, smaller room offers flexibility – ideal as a nursery, guest room or study. A family bathroom with a shower-bath and roof window completes the home.











Property Details

3 Bedrooms, 2 Bathrooms
Designed by LTS Architects
Open-plan kitchen and reception room
Principal bedroom suite
Two guest bedrooms
Family bathroom
Study
Garden studio
Patio garden
Royal Borough of Kensington & Chelsea

Approx. 1,131sq ft / 105.1 sq m
EPC=D
Tenure: Share of Freehold
Lease Length: Approx. 990 years
Annual Service Charge: Approx. £1,710
Council Tax Band: F

KITCHEN / RECEPTION ROOM
26'4 x 12'11 (8.2m x 3.9m)

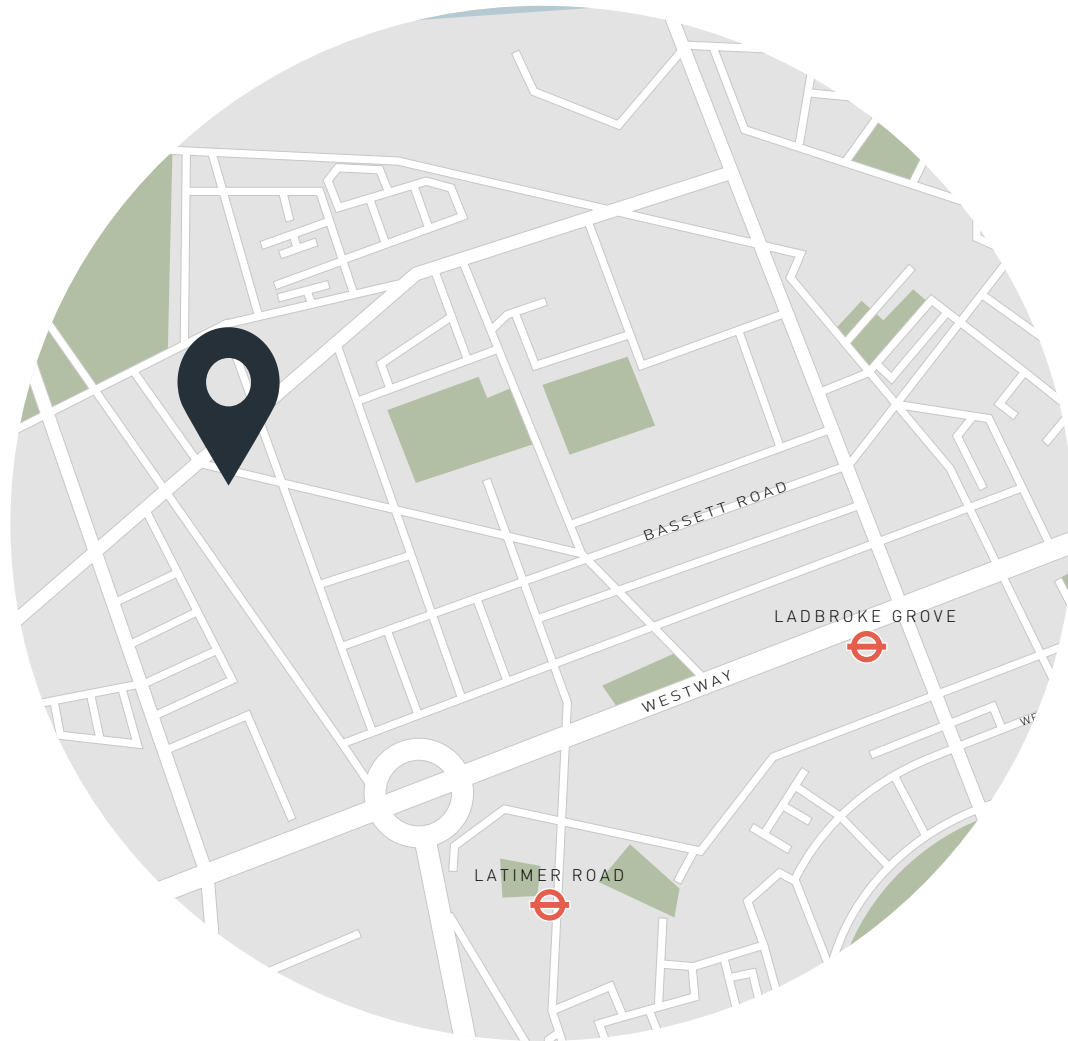
BEDROOM 2
14'4 x 12'9 (4.3m x 3.8m)

BEDROOM 3
8'5 x 7'9 (2.5m x 2.3m)

BEDROOM 1
13'9 x 12'1 (4.1m x 3.6m)

STUDIO / OFFICE
12'8 x 7'6 (3.8m x 2.2m)

Approx. Gross Internal Area = 1,036 sq ft / 96.3 sq m
Studio / Office = 95 sq ft / 8.8 sq m
Total = 1,131 sq ft / 105.1 sq m



Location

There's a true sense of community in North Kensington: leafy streets lined with period architecture, independent cafés and access to verdant green spaces. Golborne Road is a 10-minute walk away, with local favourites including Lisboa, Canteen and Layla Bakery. Little Wormwood Scrubs is set for peaceful strolls, or head to The Village in Westfield Shopping Centre for your retail fix. Spend an evening at nearby White City House or venture further into vibrant Notting Hill for nights at the Electric Cinema or Gold.

Latimer Road – 14 mins (Circle, Hammersmith & City)



Who ——— we are

Forward-thinkers in property, design and culture, we're an estate agency that hits refresh.

Domus Nova was born out of a desire to do things differently; to break the traditional agency model and focus on design-led homes in London and Ibiza, all while delivering the highest levels of personal service.

Our story starts in the nineties when we founded Notting Hill's first boutique agency – and we continue to open the doors to the most remarkable spaces, revealing them to our like-minded community.

We want to help you live better – and believe considered design can do that. That's why we remain committed to building on our legacy, in collaboration with BARNES International, an established agency with a market-leading presence in 22 countries.

Uniting our local insight and curated portfolio with BARNES International's expansive reach, we can facilitate the best opportunities in not only London and Ibiza, but also across Europe, the US and further afield – whether that's a château in the South of France, a penthouse in New York, or a chalet in the Swiss Alps.



DOMUS NOVA

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and Ibiza's design-led homes

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