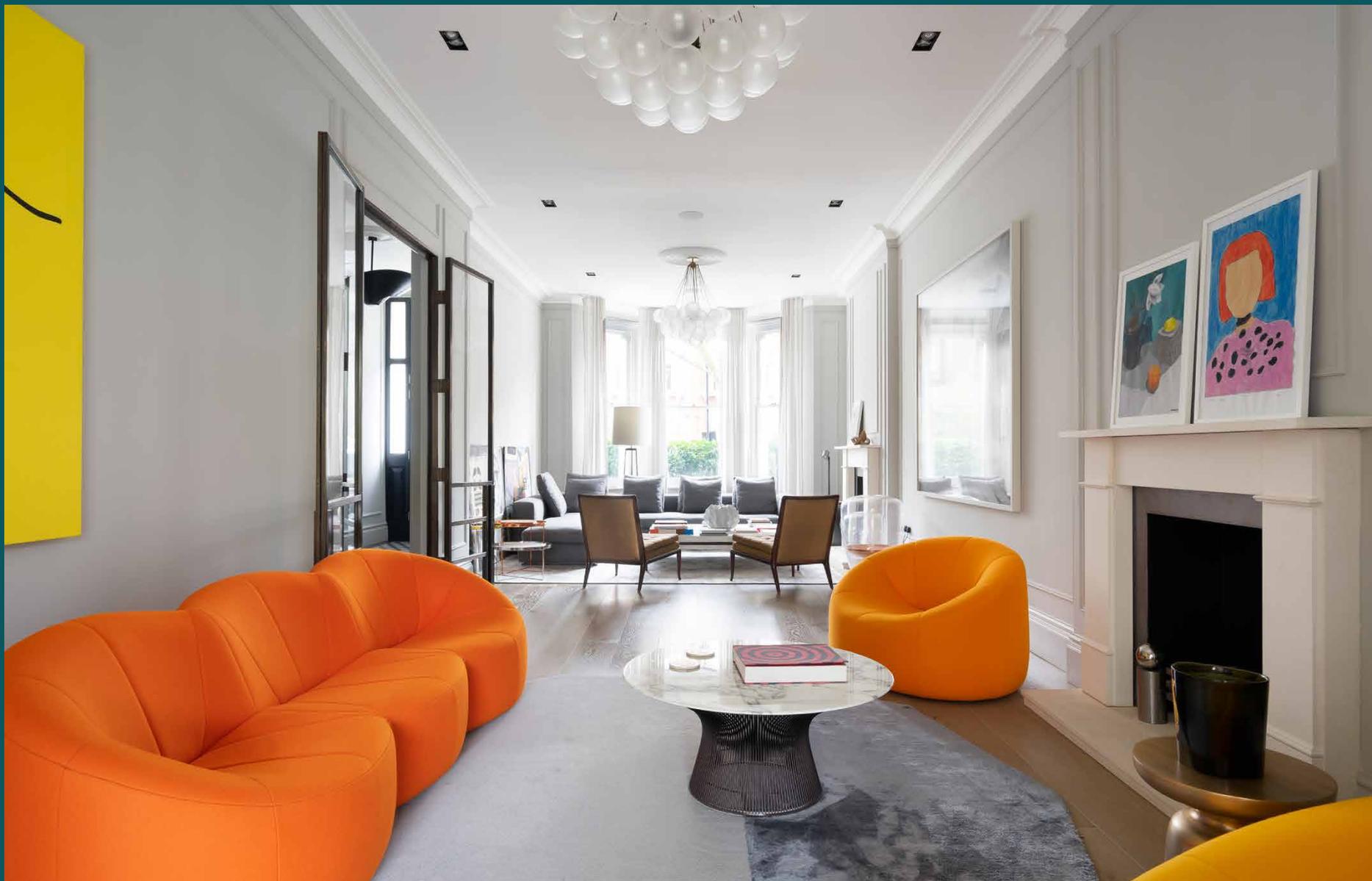


DOMUS NOVA

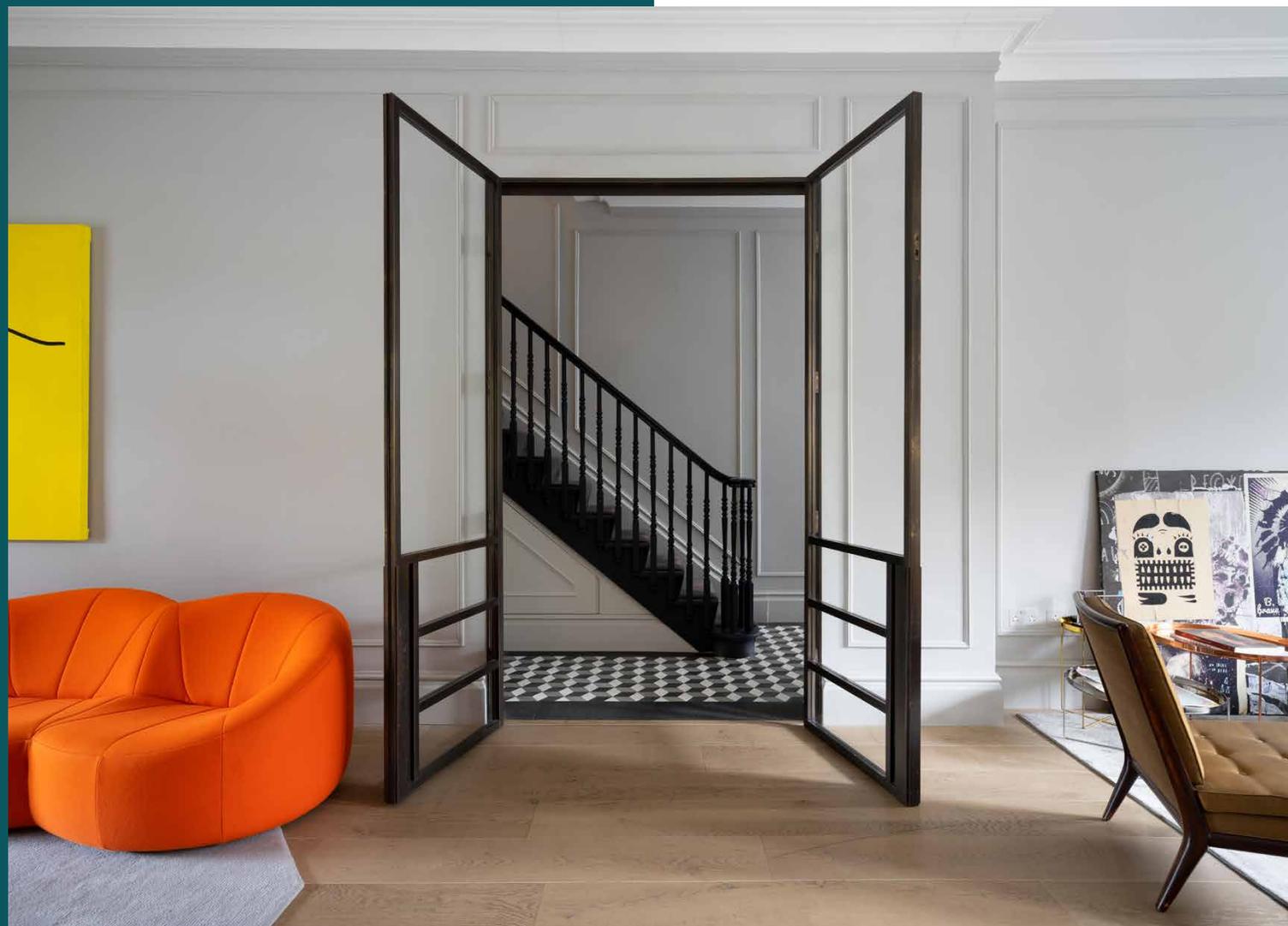


St Quintin Avenue W10
£7,250,000

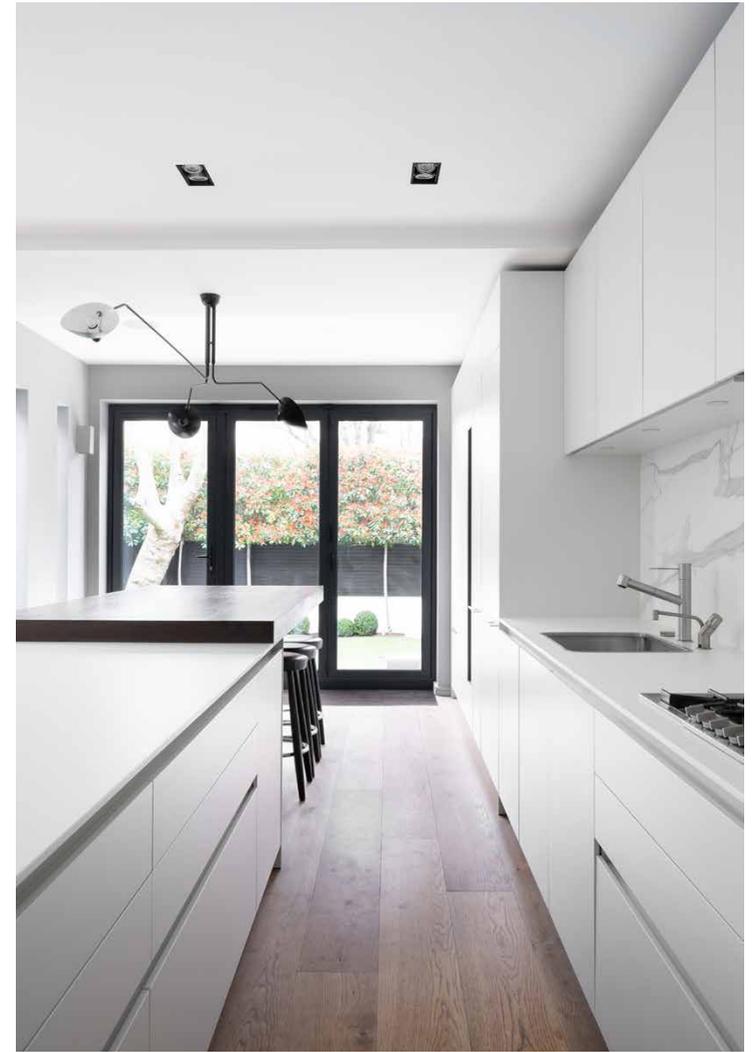
Raising the bar for
North Kensington townhouses.
Seven bedrooms.
A period blueprint.
Thoroughly modern family life.

From the outside: an impressive
19th-century red brick. Inside:
a masterful reimagining of the
period blueprint. Set back from
St Quintin Avenue, the old-meets-
new vision of RIBA-chartered
architect Rabih Hage plays out
across five generous floors.

Muted walls and oak floors
become a canvas for
contemporary life. Bronze-
framed doors, encaustic tiles and
curvaceous Victorian bannisters,
a study in shape and materiality.
A Sonos sound system and
smart Rako lighting – discreet
technology that elevates this
traditional property into a
modern family home.









The double reception room is as quietly impressive as it is dynamic, shaking up the focal points between two working fireplaces, sweeping bay windows and feature entryways – one that channels light from the adjoining kitchen-dining room. Streamline Bulthaup fittings and Gaggenau appliances make light work of mealtimes – whether it's breakfast gathered around the island or entertaining friends as the late afternoon sun pours through frameless windows. Slide back the doors for digestifs in the walled garden. A screen of trees affords peace and privacy.





Family life really comes into its element on the lower floor, a playground for kids young and old. After-work drinks taste better when mixed in the hidden bar. Sip around the intimate banquette or turn up the volume on your favourite film in the sound-proofed cinema. A modern home gym has an adjoining shower, while a dedicated utility room keeps the chores out of sight.











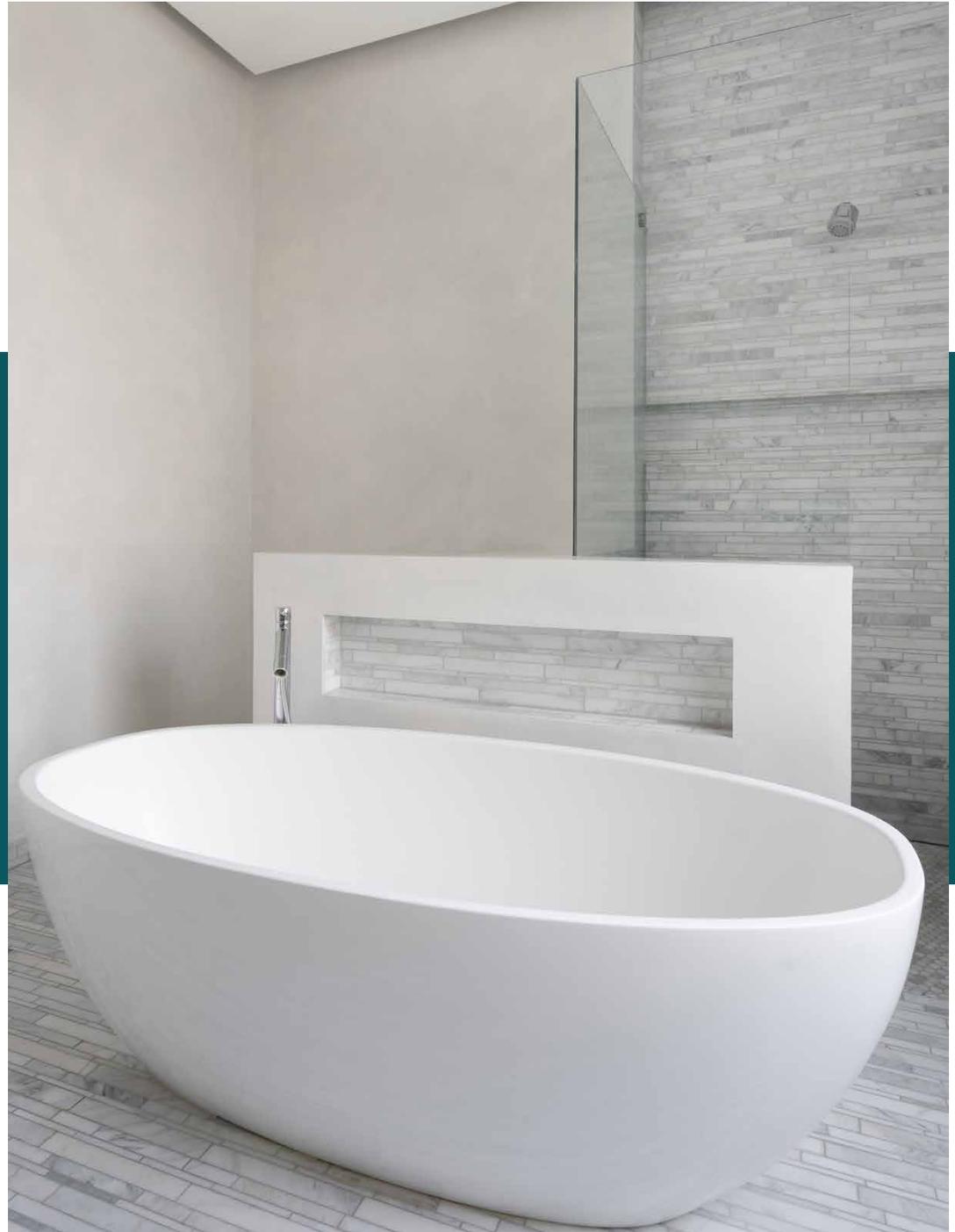


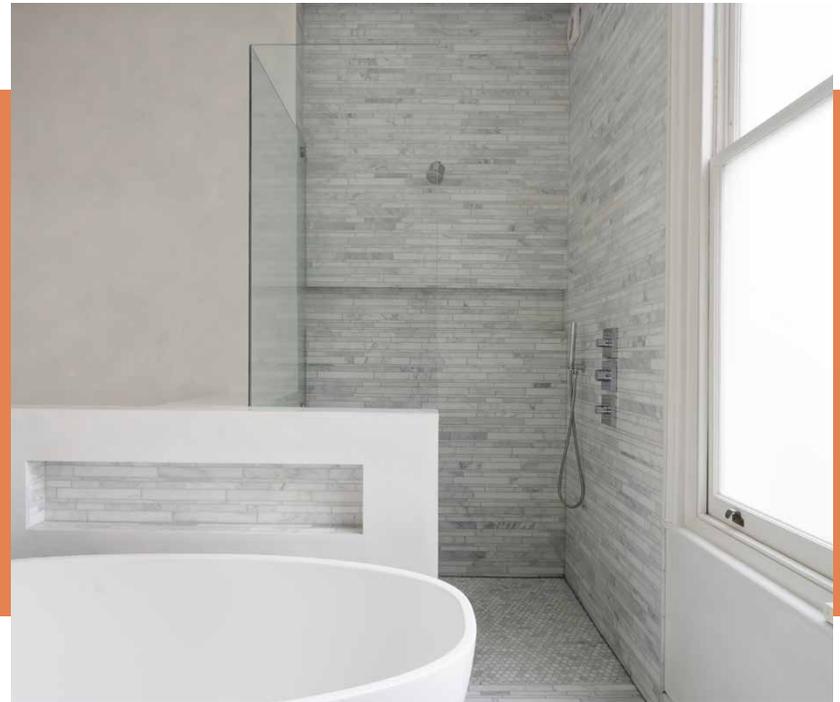






The master suite spreads out across the first floor. Its walk-in wardrobe makes getting ready a treat; the marble-clad bathroom with mirrored Aquavision TV says: stay in, enjoy some me-time. Home workers will especially enjoy the neighbouring study – or reimagine it as extra sleeping space. Five further bedrooms and three bathrooms are arranged across the two upper floors.









Approximate Gross Internal Area (Including Reduced Headroom)

5405 Sq.Ft. / 502.0 Sq.M.

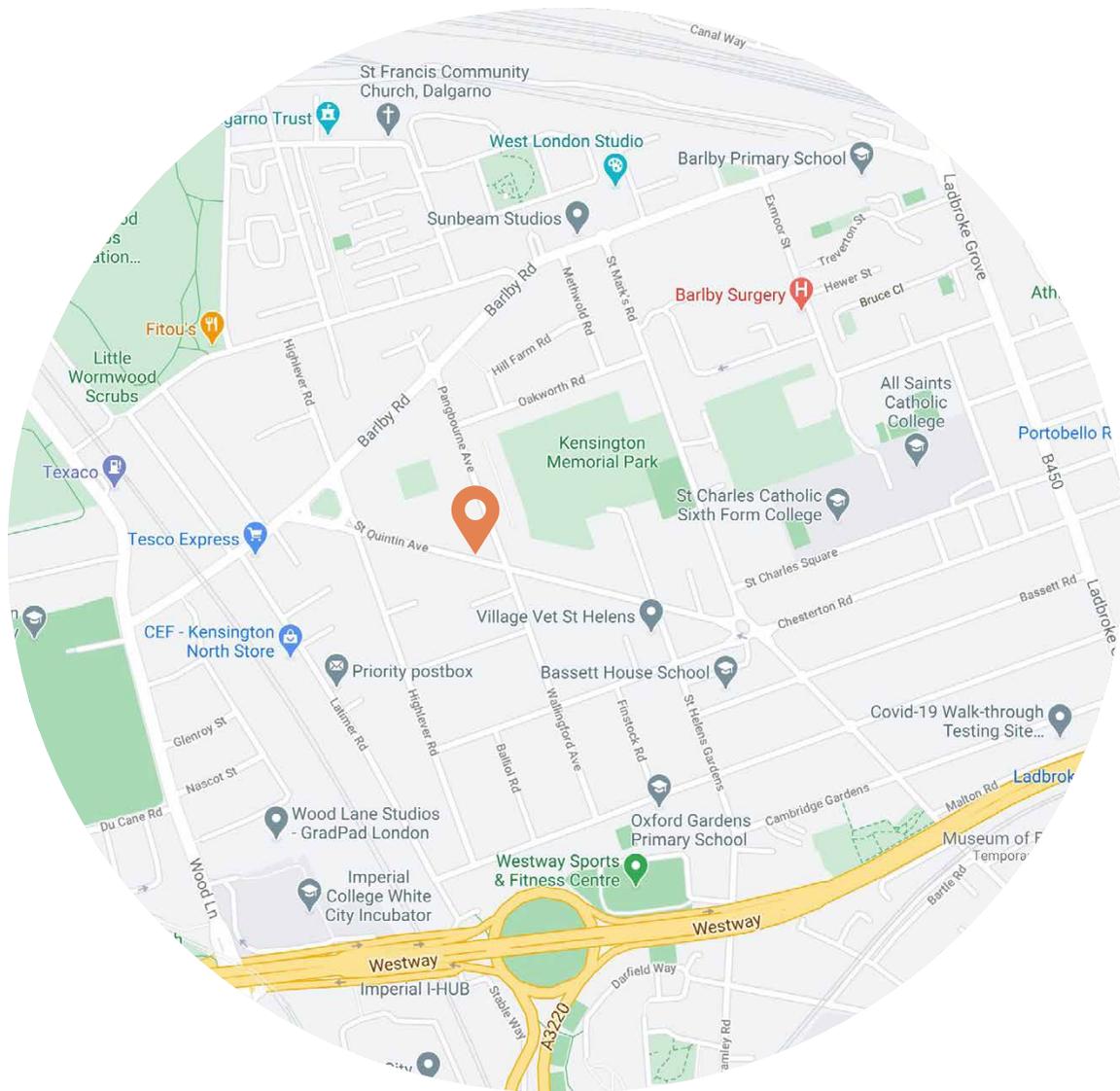
Floor Plans are for illustrative purposes only and not to scale.

Compliant with RICS code of measuring practice.

Property Details

- Double reception room
- Baultthap eat-in kitchen with dining area
- Family room
- Master bedroom with walk-in closet and en-suite
- Five family bedrooms, two with en-suite shower rooms
- Home office
- Cinema
- Gym with en-suite
- Large garden with private street access
- Approx. 5,405 sq ft / 502 sq m. EPC=E





Location

There's a village-like atmosphere to North Kensington, and St Quintin Avenue puts you at the heart of its tight-knit community drawn from the worlds of media, finance and politics. Within a 20-minute walk, you can be rubbing shoulders in White City House, treasure hunting along Portobello Road or spotting birds as you picnic on the Scrubs. Consider nearby Kensington Memorial Park an extension of your garden. Great for kids.

Ladbroke Grove (12 mins)

Latimer Road (10 mins)

White City (17 mins)

LET'S TALK

020 7221 7817

sales@domusnova.com

www.domusnova.com

