

RIGBY &
MARCHANT



An exquisite five bedroom family house with an exceptional south facing garden on one of North Kensington's most admired streets, known for its' wider than average houses and larger gardens and set within the St Quintin Conservation Area, W10.



Kingsbridge Road, London - W10 6PU
£4,000,000



RIGBY &
MARCHANT

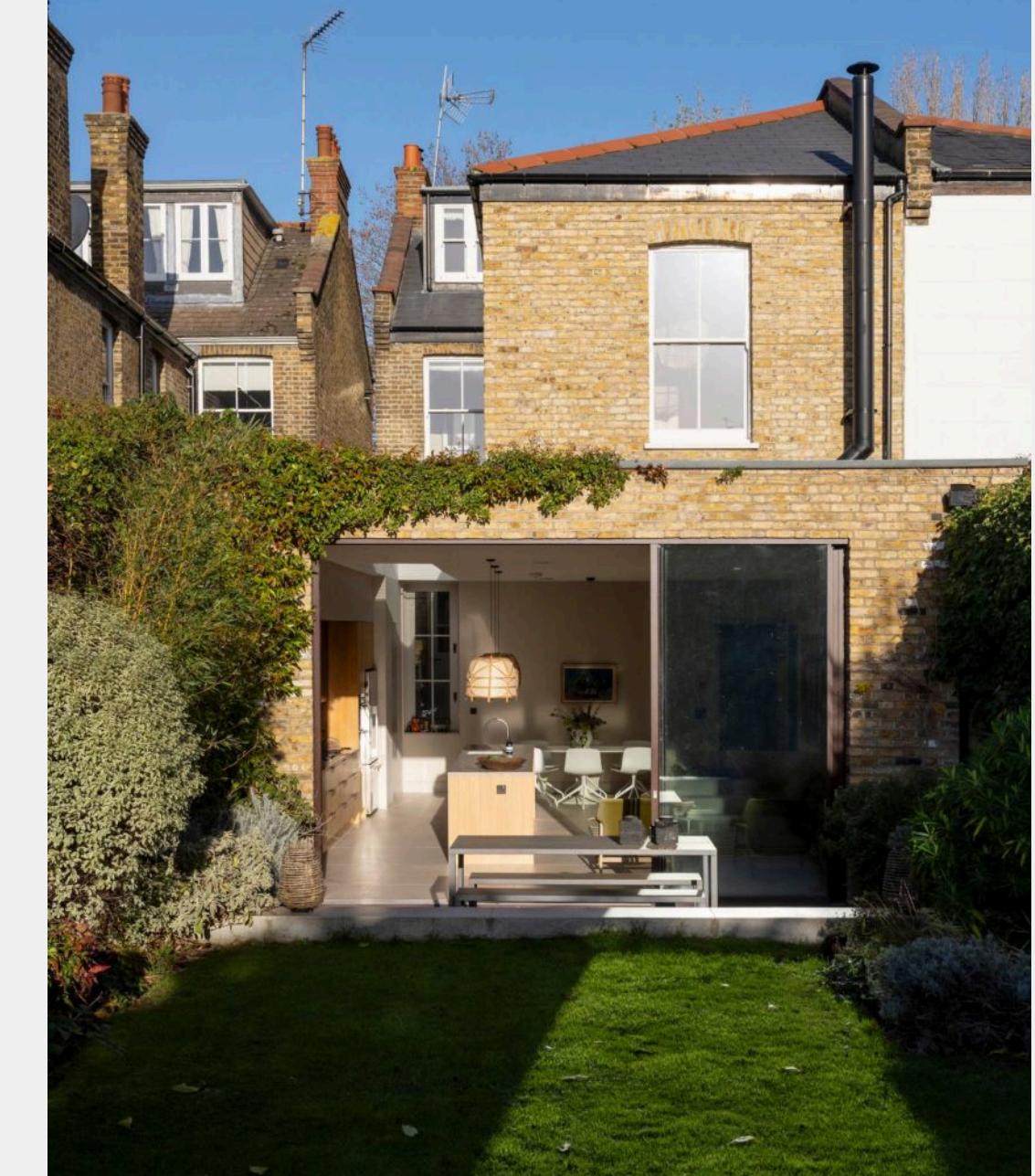


Beautifully extended to more than two thousand six hundred square feet, and about as large as you will find without creating a further level below ground, this is a rare example of an Edwardian semi detached home that balances generous space with thoughtful design.

On the ground floor, a wide, open kitchen and reception space takes full advantage of the broader plot and the southern aspect to form the heart of the house. It flows out to an enviably private garden that stretches nearly sixty feet, perfect for relaxed family living and easy entertaining. A separate and elegantly appointed double sitting room, with a wide bay window at the front, provides a quieter place to relax and unwind. A beautifully styled entrance hall and a downstairs utility room and cloakroom complete the impeccably designed ground floor.

Upstairs, the accommodation is equally well considered. The principal suite spans the front of the house on the first floor and includes a separate dressing room and a stunning en suite bathroom. Four further bedrooms and two bathrooms overlook the beautiful gardens below and offer the flexibility most families look for.

This is an exceptional home, already impressive in its current form, yet with the potential to create additional space at basement level, subject to the usual planning consents, as many neighbours have done.





Kingsbridge Road is widely regarded as the finest address in the Conservation Area. From here you are a short stroll to Ladbroke Grove, Golborne Road and Portobello Road, with their vibrant mix of cafes, restaurants and independent shops. Ladbroke Grove station is within easy reach, along with quick access to the A40 for routes in and out of London.

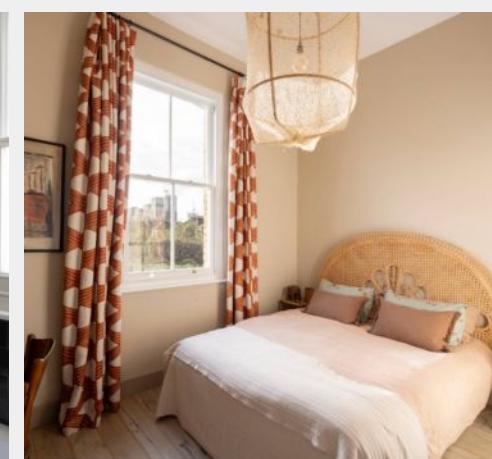
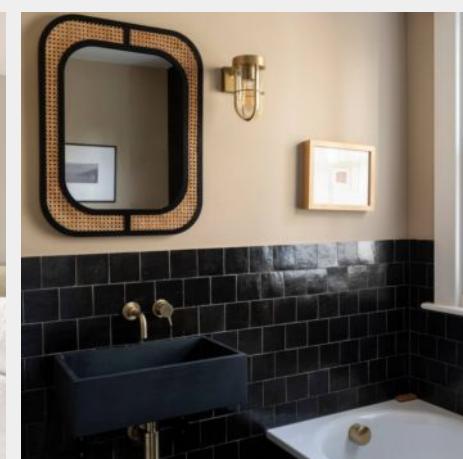
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

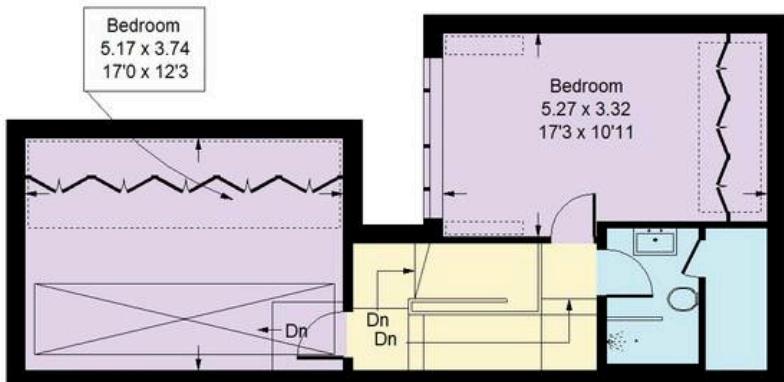
- 60ft South Facing Garden
- Semi Detached
- Interior Designed
- Conservation Area



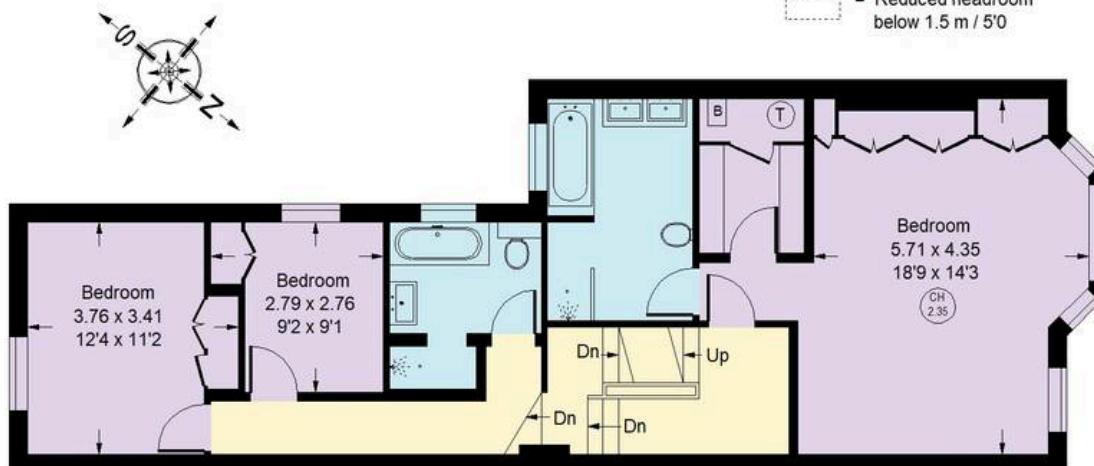
Kingsbridge Road, W10

Approx Gross Internal Area
242 sq m / 2605 sq ft

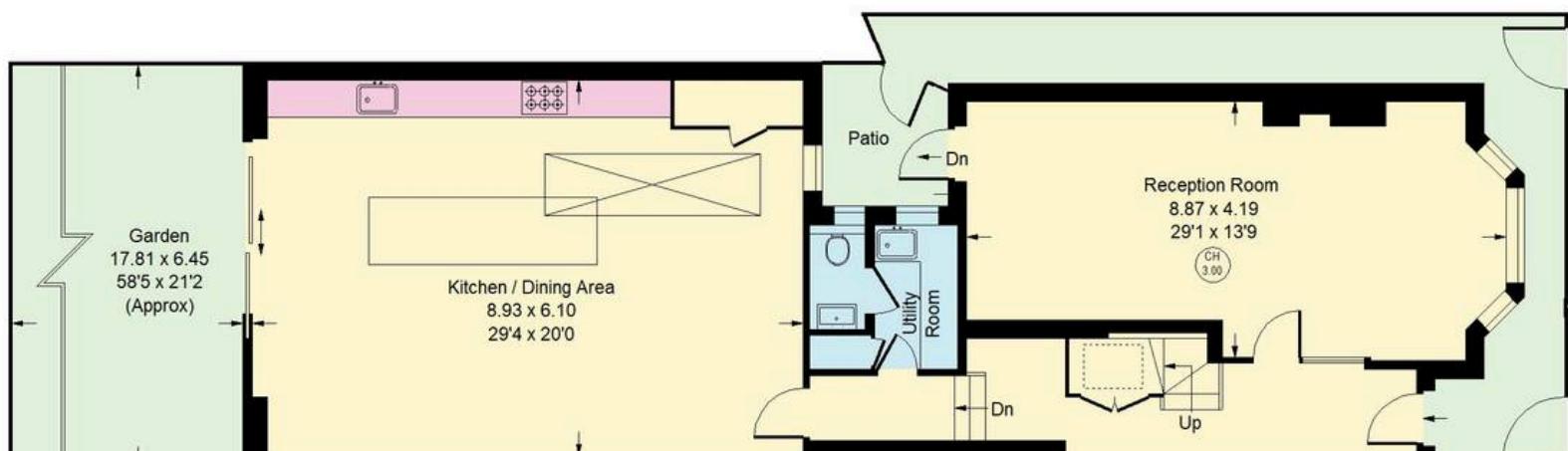
= Reduced headroom
below 1.5 m / 5'0



Second Floor



First Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.



Rigby & Marchant

115 Westbourne Studios 242 Acklam Road, London - W10 5JJ

020 7221 7210

sales@rigbyandmerchant.co.uk

www.rigbyandmerchant.co.uk/

R & M