



Pangbourne Avenue

North Kensington, W10

£10,000 pcm



## Pangbourne Avenue

North Kensington, W10

A beautiful, contemporary 5 bedroom townhouse, close to local parks, shops and transport, in a secure gated development with off street parking for 2 cars and eV charging.

Arranged over five floors, the property offers versatile living space, private garden and enjoys outstanding views of Kensington Memorial Park from its terrace.

Offering 5 bedrooms and a flexible lower ground floor with home office/tv room/gym/bedroom 6, this modern take on a period townhouse has generous volumes inside, and plentiful outdoor space to relax in. Crafted to an exceptional standard, featuring underfloor heating, integrated media systems, bespoke fitted wardrobes, and a designer kitchen with Siemens appliances and quartz worktops.



















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Sitting in a pocket of North Kensington overlooking a charming local park with cafe, children's play area, outdoor gym and tennis courts, the home is moments from the boutiques and cafés of St Helens Gardens. Close by is the vibrant Portobello Road, Golborne Road and Notting Hill, as well as being within easy reach of Westfield Shopping Centre. Excellent transport links include Ladbroke Grove Underground (Circle and Hammersmith & City lines) and White City Underground (Central line), both within walking distance.

Council Tax band: F

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Convenient location, 10 minutes walk from Hammersmith and City tube stations
- 5 bedrooms, 4 bathrooms, study/home office and gym/bed 6
- Garden and Terraces
- Off street secure parking for 2 cars with ev charging
- Moments from local schools including Pangbourne House Montessori

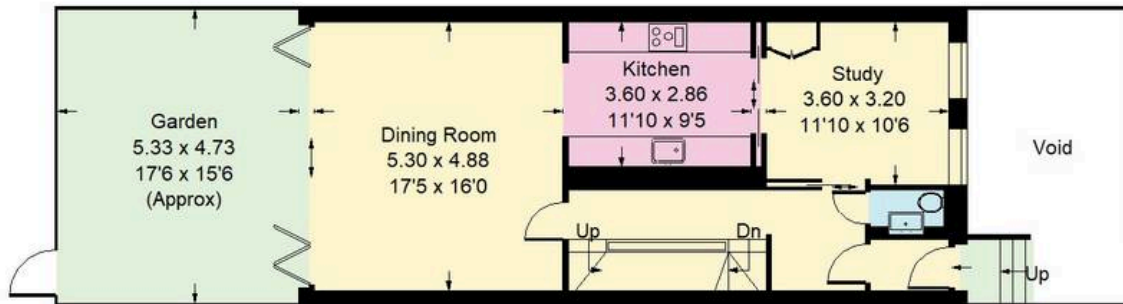


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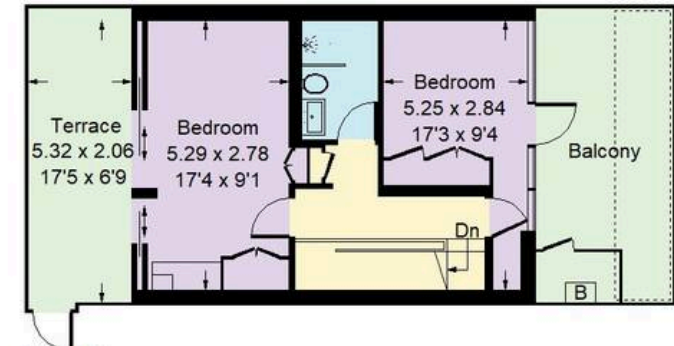


Approx. Gross Internal Area = 309.4 sq m / 3330 sq ft  
 Boiler Room = 1.6 sq m / 17 sq ft  
 Total = 311 sq m / 3347 sq ft

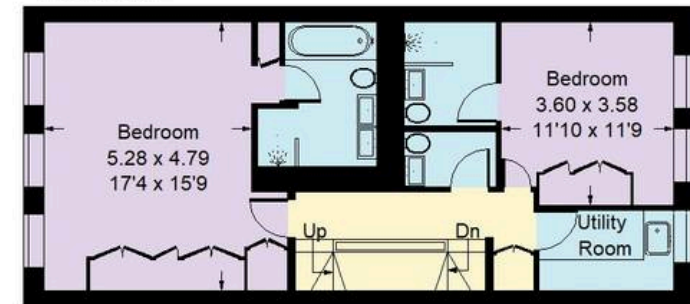
= Reduced headroom below 1.5 m / 5'0"



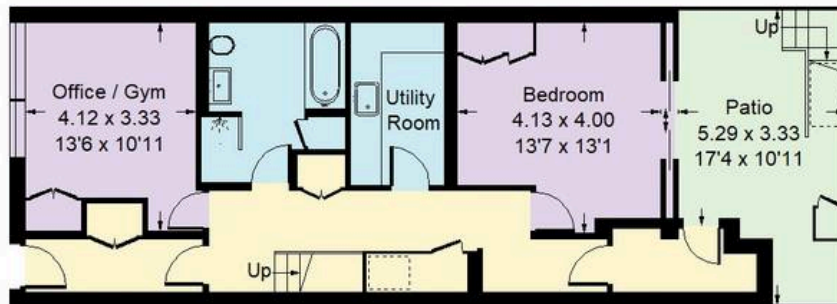
Raised Ground Floor



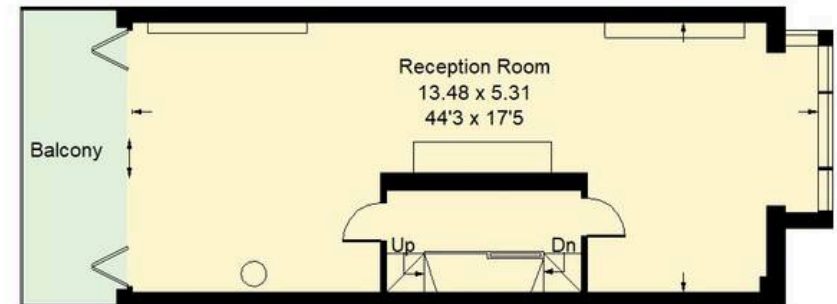
Third Floor



Second Floor



Lower Ground Floor



First 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

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