



**MOUNTGRANGE**  
HERITAGE



## St Quintin Avenue, W10

**£1,400 per week** Fees May Apply

A stunning Edwardian semi-detached family house with excellent entertaining space and spacious family accommodation. The house provides generous living space on the ground floor with two reception rooms, a further room which could be used as an office and a well equipped kitchen. Upstairs there are four generous sized double bedrooms, two bathrooms and a further separate WC.

**4 Bedrooms | 1 Reception Room | 2 Bathrooms**  
**Unfurnished**

### North Kensington Office

59 St Helen's Gardens, London W10 6LN  
020 8960 0181

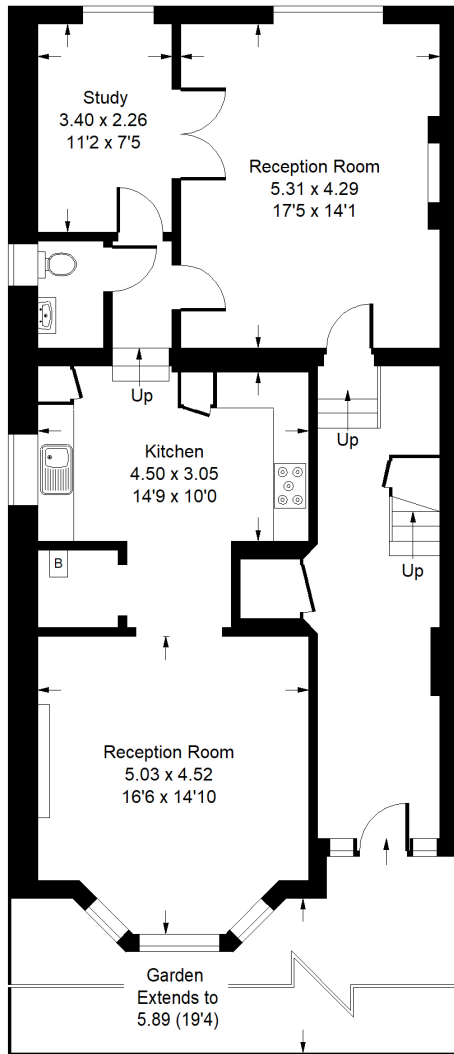
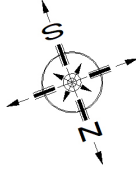
[lettings.nkn@mountgrangeheritage.co.uk](mailto:lettings.nkn@mountgrangeheritage.co.uk)

**Other offices** Kensington - Notting Hill

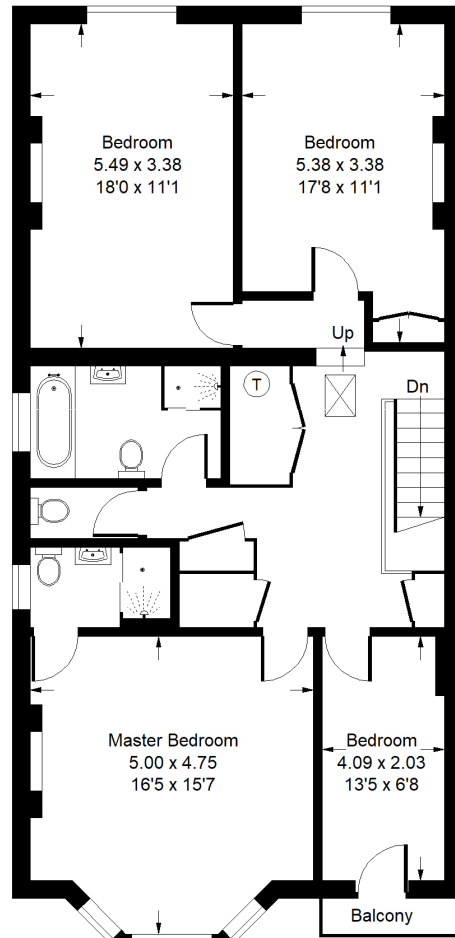
[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

# St. Quintin Avenue, W10

Approx. Gross Internal Area  
201.1 sq m / 2165 sq ft



**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.

## Energy performance certificate (EPC)

St. Quintin Avenue LONDON W10 6NX	Energy rating <b>D</b>	Valid until: <b>20 September 2031</b> Certificate number: <b>0120-9788-0075-0202-0923</b>
Property type	End-terrace house	
Total floor area	270 square metres	

### IMPORTANT NOTICE

Mountgrange Heritage and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mountgrange Heritage have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.