



Wallingford Avenue

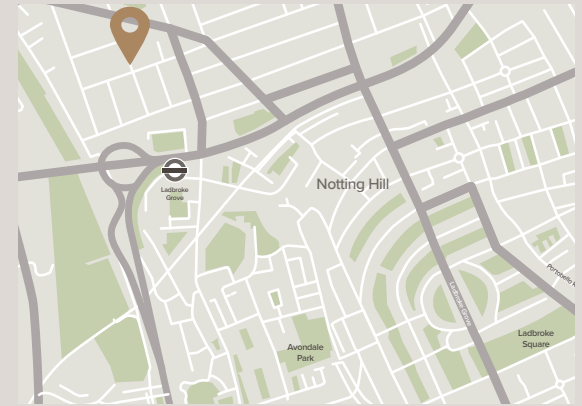
North Kensington W10



Beautifully presented and set over four floors, Wallingford Avenue is a wonderful family home in North Kensington. With not only an abundance of space on the ground floor, which leads out into the private garden, the basement also provides entertaining space including a media room and gym, as well as staff accommodation. Set over the first and second floors, the bedrooms are light and airy giving copious amounts of living space.







Accommodation

- Entrance hall
- Double reception room
- Kitchen and dining room
- Principal bedroom with en-suite bathroom
- Guest en-suite bedroom
- Three further bedrooms
- Two further bathrooms
- Staff accommodation including kitchen/utility room, bedroom and bathroom
- Media room
- Gym
- Private garden



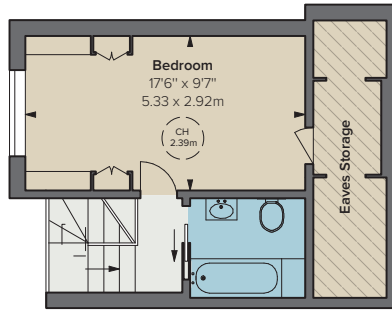
Terms

Price: £4,500,000

Tenure: Freehold

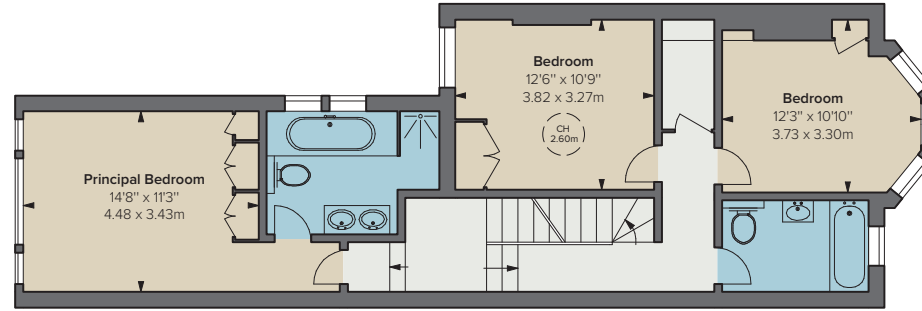
Local Authority: The Royal Borough of Kensington & Chelsea

Council Tax: Band G



Second Floor

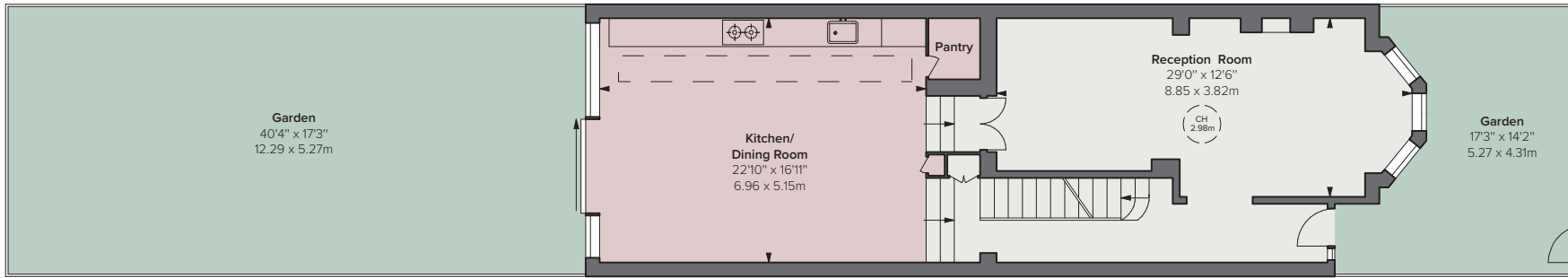
© Alex Winship Photography



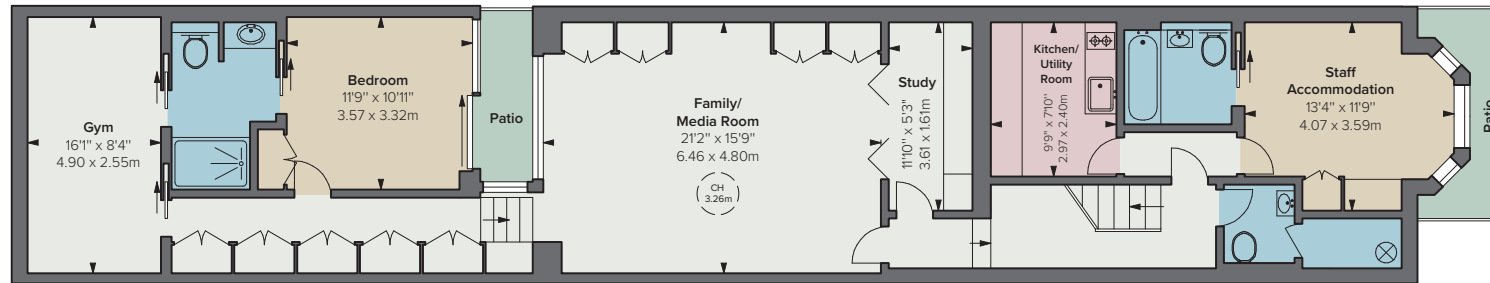
First Floor



Energy Efficiency Rating		Current	Potential
www.energyratings.gov.uk/energy-rating-costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		68	80
www.energyratings.gov.uk/energy-rating-costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



Lower Ground Floor

Approximate Gross Internal Area
3,293 sq ft
305.92 sq m
excluding eaves storage

Eaves Storage
78 sq ft / 7.25 sq m

Total Approximate Gross Internal Area
3,371 sq ft
313.17 sq m



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