

# Highlever Road

North Kensington, W10



**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A beautifully presented four bedroom family house in the St. Quintin Conservation Area.

This non-basement, Edwardian family home is comprised over 2,000 sq ft on just three floors, boasting impressive proportions and an abundance of natural light.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**FREEHOLD**



**2,014 SQ FT**



**ASKING PRICE  
£1,995,000**



### The property

Set behind a charming patio garden, there is a spacious entrance hall leading on to an open plan kitchen/dining room which leads into a large, formal front reception room with a wonderful bay window. There is also a large conservatory/study area and a separate utility room. There are three bedrooms and two bathrooms on the first floor and, the principal suite occupies the top floor.

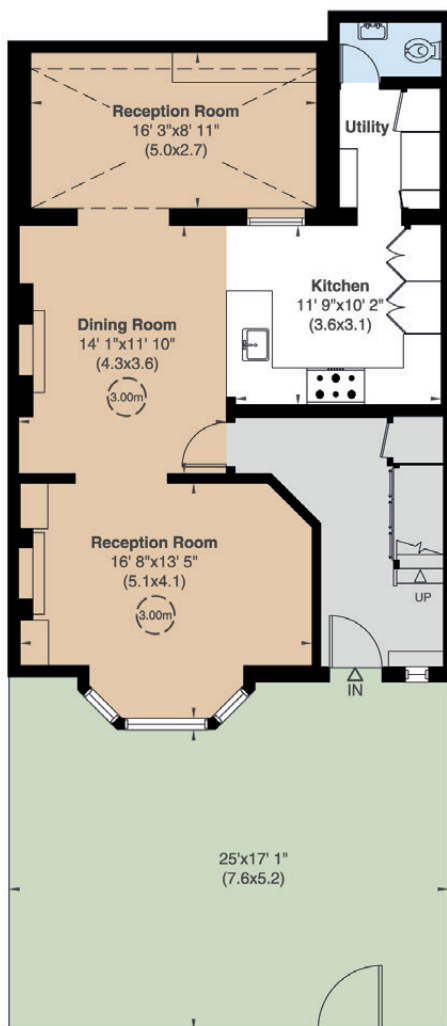
### Location

Highlever Road is in the St Quintin Conservation Area and runs north off St Quintin's Avenue. The open spaces of Kensington Memorial Park and Little Wormwood Scrubs Recreational Park are close by. Local shops and exciting restaurants of Golborne Road are within easy reach. The area also benefits from Kensington & Chelsea residents parking.

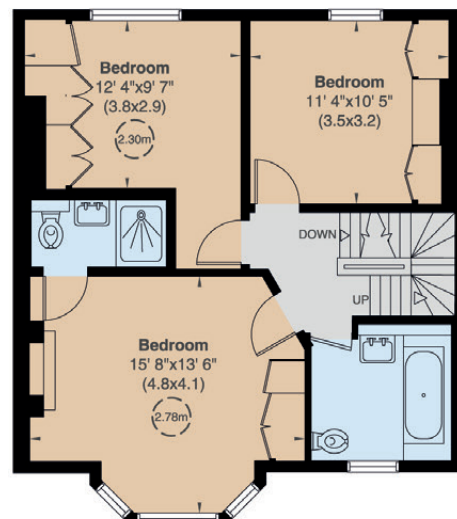




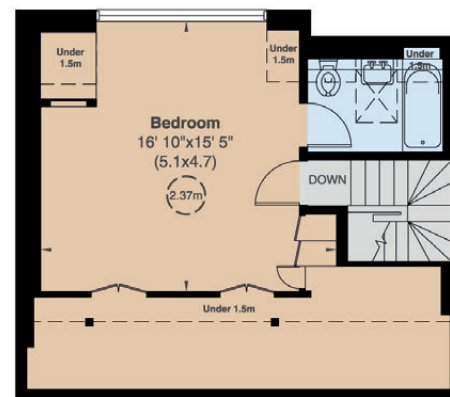




Ground Floor



First Floor



Second Floor

## Floorplans

Gross internal area 1,964 sq ft (183 sq m)  
including under 1.5m  
1,847 sq ft (172 sq m) excluding under 1.5m  
For identification purposes only.

## General

Tenure: Freehold

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax: Band G

EPC Rating: E

Parking: Resident's available

Broadband: Available

## Notting Hill

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