



St. Quintin Avenue, W10

Offers Over £500,000 *Share of Freehold*



Occupying the second floor of this attractive period building, this beautifully proportioned apartment enjoys an abundance of natural light and an exceptionally well-balanced layout. A spacious central hallway creates a wonderful sense of arrival and flows effortlessly through the property, leading to a bright reception room, a separate fully fitted kitchen, a generous double bedroom and a contemporary bathroom.

KEY FEATURES

- Second Floor Apartment
- Beautiful Period Building
- Spacious Central Hallway
- Bright Reception Room
- Separate Fitted Kitchen
- Potential to Convert to Two Bedrooms
- Moments from Kensington Memorial Park



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The property also offers exciting scope for enhancement, with the potential to be reconfigured into a two-bedroom apartment (subject to the necessary consents).

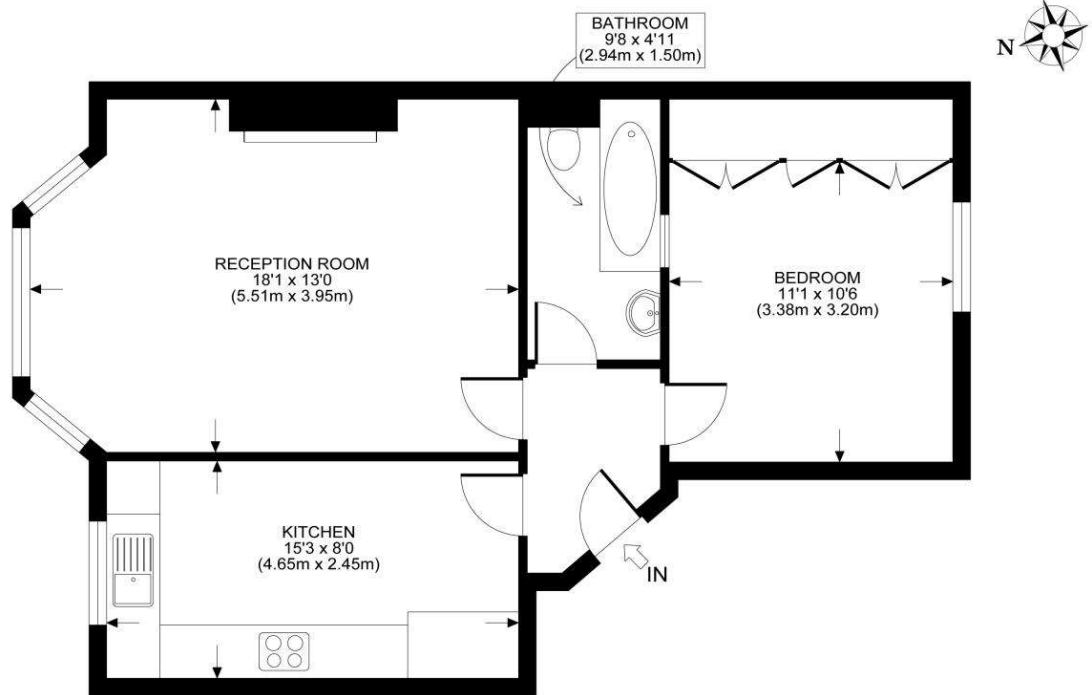
St. Quintin Avenue is a highly sought-after residential street in the heart of North Kensington, perfectly positioned just moments from the open green spaces of Kensington Memorial Park. The vibrant cafés, acclaimed restaurants, independent boutiques and famous market atmosphere of Golborne Road and Portobello Road are all within easy walking distance. Superb transport links are also close by, with both Ladbroke Grove and Kensal Green Underground stations providing convenient access across London.





MATERIAL INFO

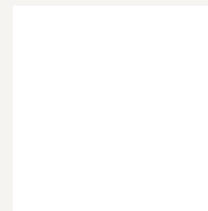
Tenure: Share of Freehold
Term: 80 year and 2 months
Service Charge: c £2000 per annum
Ground Rent: £ 50 Annually
Council Tax Band: RBKC Band D
EPC rating: D



All measurements walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zentuvo
www.zentuvo.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		81 B
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/LAD160148>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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