



**BREWSTER GARDENS, W10**  
**£350,000 LEASEHOLD**

**BRIGHT AND SPACIOUS ONE BEDROOM FLAT  
ON THE GROUND FLOOR IN THIS LOVELY  
1950'S BLOCK**

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk

**Winkworth**

for every step...

*winkworth.co.uk*





## DESCRIPTION:

This great one-bedroom apartment is set on the ground floor of this tidy low rise 1950s style purpose built block, boasting from communal rear gardens and entered via security entry-phone, located in a sought after side street, with a variety local amenities.

The property offers 394 square feet of accommodation with wooden floors throughout and benefitting from an abundance of natural light. The property comprises of a reception room, separate fully fitted kitchen, double bedrooms and bathroom.

Situated in this most sought-after West London area, in a side Road just off North Pole Road which offers a variety of local shops, bars/cafes and restaurants, at the other end of the Road is Little Wormwood Scrubs, within walking distance of Latimer Road & Ladbroke Grove underground stations. EPC Rating D.

## AT A GLANCE

- One Bedroom
- Ground Floor Flat
- Communal Gardens
- Open-plan Living Room/ Kitchen
- Modern Shower Room
- Entry-Phone System
- Leasehold 140 Years
- EPC Rating D



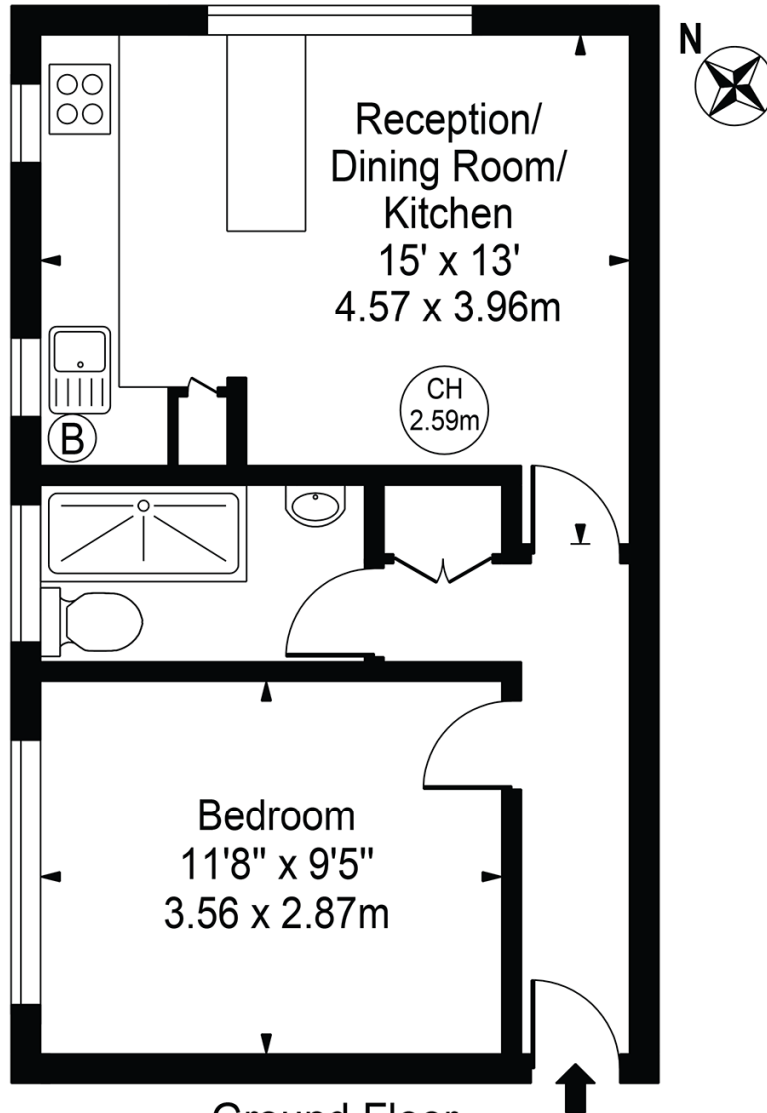






# Coronation Court

Approx. Gross Internal Area 394 Sq Ft - 36.57 Sq M

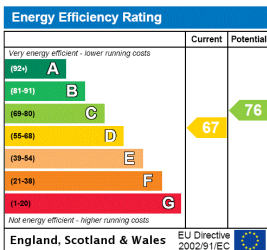


## Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.  
Copyright Morriarti Photography & Design LTD

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Leasehold

**Term:** 140 years

**Service Charge:** £1459.22 per annum

**Ground Rent:** Peppercorn

**Council Tax Band:** RBKC Band C

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.

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk

**Winkworth**

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.