



ST. CHARLES SQUARE, W10
£850,000 LEASEHOLD

A LIGHT SPACIOUS THREE DOUBLE
BEDROOM SPLIT-LEVEL FLAT LOCATED
MOMENTS FROM LADBROKE GROVE STATION

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DESCRIPTION:

This property boasts a large open plan reception, separate fully fitted kitchen with direct access to a well maintained 60ft garden, three large double bedrooms and a modern family bathroom. The property is presented in immaculate condition and has neutral colour decor throughout.

St. Charles Square is located moments from the amenities of Ladbroke Grove, the shops and excitement of Golborne Road and Portobello Road. The nearest tube station is Ladbroke Grove (Circle and Hammersmith and City) within walking distance, and there are buses taking you all over London within in minutes.

AT A GLANCE

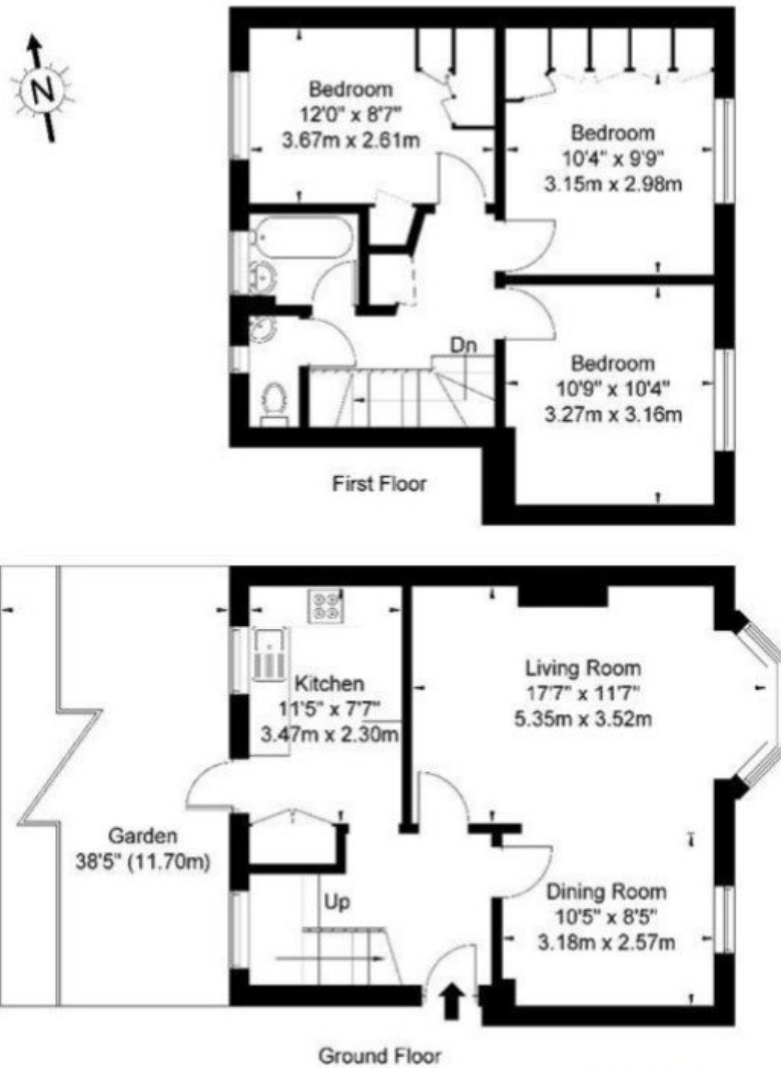
- Duplex Flat
- Three Double Bedrooms
- 60ft Private Garden
- Separate Fully Fitted Kitchen
- Bright Large Windows
- Fantastic Location
- Beautifully Decorated
- EPC Rating D





Burleigh House St Charles Square W10 6HB

Approx. Gross Internal Area = 88.3 sq m / 950 sq ft



Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 85 year and 6 months

Service Charge: £3612 per annum

Ground Rent: £ 10

Council Tax Band: RBKC Band D

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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