



ST. QUINTIN AVENUE, W10
OFFERS IRO £675,000 SHARE OF FREEHOLD

A FANTASTIC PERIOD FLAT WITH FAR REACHING VIEWS CLOSE TO LADBROKE GROVE AND PORTOBELLO MARKET

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DESCRIPTION:

This two bedroom flat is well proportioned and its large windows allows plenty of natural light with views to the front over St. Helens Church and rooftops beyond, and with green spaces to the rear. There is a calm reception room with dining area leading to the kitchen, a modern shower room and two double bedrooms. This third floor flat is located on a tree-lined avenue in the heart of North Kensington. Nearby are some cafes, a bakery and a grocery shop. You will also find both Portobello and Golborne road markets with their many restaurants, bars and street food eateries within walking distance.

The property is well located for Ladbrooke Grove (Hammersmith and City Line), bus routes, and the A40 is close by for any drivers. Kensington Memorial Park is a short walk away, offering tennis courts, an outdoor gym, cafe and children's water play area. There are many good schools, gyms and fitness facilities in the area.

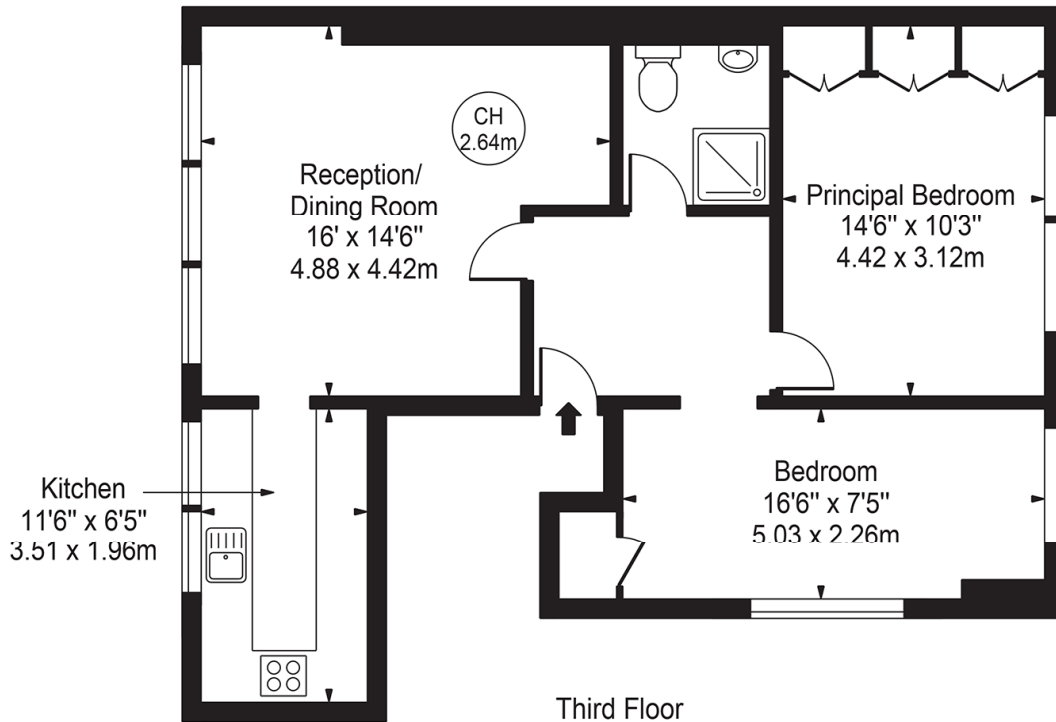
AT A GLANCE

- Two Double Bedrooms
- Period Conversion
- Third (top) Floor Flat
- Large Windows
- Abundance of Natural Light
- Far Reaching Views
- Modern Bathroom
- Semi Open-Plan Kitchen/Living Space
- EPC Rating D





St. Quintin Avenue
 Approx. Gross Internal Area 682 Sq Ft - 63.36 Sq M



Third 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
63	80
England, Scotland & Wales	
EU Directive 2002/91/EC	

Tenure: Share of Freehold

Service Charge: £1000 per annum

Ground Rent: Peppercorn

Council Tax Band: RBKC Band E

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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