



ST. ERVANS ROAD, W10
£575,000 LEASEHOLD

A BRIGHT 2 BEDROOM DUPLEX MAISONNETTE WITH PRIVATE SOUTH WEST FACING GARDEN JUST OF THE EVER FAMOUS GOLBORNE ROAD

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DESCRIPTION:

Benefiting from a private entrance, the entertaining space is configured on the lower ground floor, comprising of a lovely reception room flooded with natural light and opening out onto the generous south west facing garden. The separate eat in kitchen is located to the front of the property and benefits from plenty of space.

The bedroom accommodation is arranged upstairs on the ground floor and consists of two spacious double bedrooms with a separate family bathroom. There is also fantastic storage throughout the property including within the front vault area.

St. Ervans Road is located off of the highly popular Golborne Road and the amenities of both Portobello Road and Ladbroke Grove are only a very short walk away. Ladbroke Grove and Westbourne Park Tube stations are within walking distance.

AT A GLANCE

- Duplex Maisonette
- Private Garden
- Large Eat-In Kitchen
- Plenty of Storage
- Plenty of Natural Light
- Leasehold 87 years and 4 Months
- Service Charges £1,186 pa
- Ground Rent £10

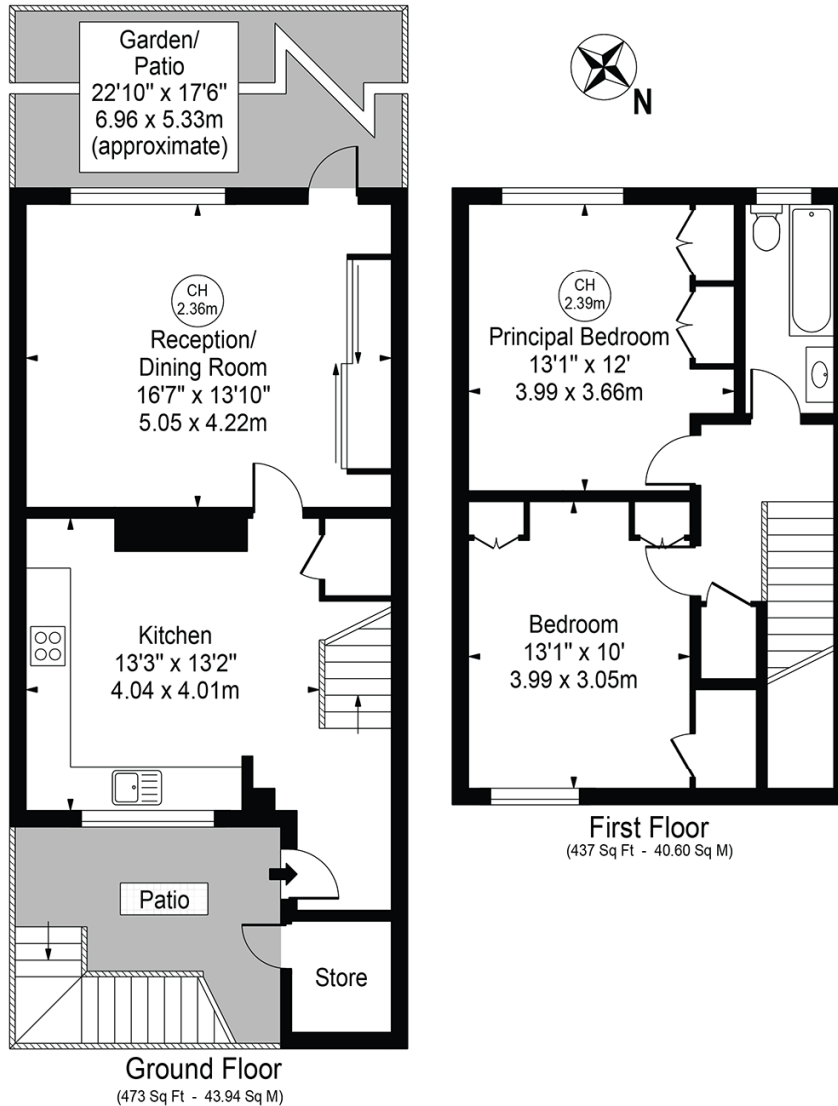




St. Ervans Road

Approx. Gross Internal Area 910 Sq Ft - 84.54 Sq M
(Excluding Store)

Approx. Gross Internal Area Of Store 23 Sq Ft - 2.14 Sq M

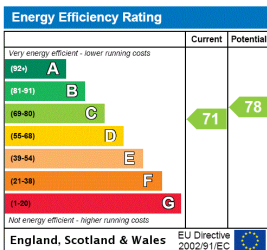


For Illustration Purposes Only - Not To Scale

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