



SHREWSBURY STREET, W10
£550,000 LEASEHOLD

A GREAT GROUND FLOOR FLAT WITH A LARGE PRIVATE GARDEN

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

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This property is situated on the ground floor with a generous sizable central hallway, and has the perfect layout. The separate kitchen is fully fitted and houses plenty of storage. The sitting room has a large bay window and has plenty of space for both lounge furniture and dining table and chairs. The property has two double bedrooms, modern bathroom and fantastic sizable private garden.

Shrewsbury Street is opposite a lovely garden square in North Kensington. Transport links can be found close by at Ladbroke Grove (Hammersmith & City line towards Paddington and Liverpool Street station) and Kensal Green (Bakerloo line) underground stations, as well as a variety of shops, cafes and restaurants on Portobello Road and Golborne Road.

AT A GLANCE

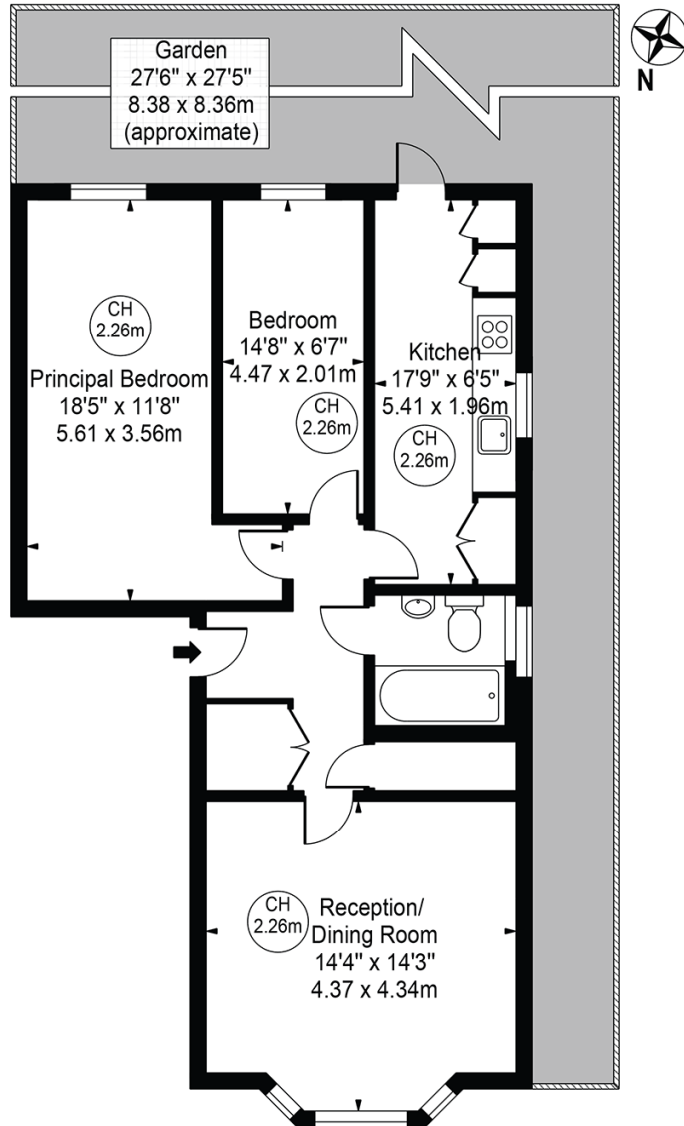
- 2 Double bedrooms
- Fully fitted separate kitchen
- Large private garden
- Ground floor flat
- EPC Rating C
- Leasehold 161 years remaining
- Service Charges £1,507.68
- Ground rent peppercorn





Shrewsbury Street

Approx. Gross Internal Area 738 Sq Ft - 68.56 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.

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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			
(92-100) A			
(81-91) B			
(69-80) C		72	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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