



## St. Charles Square, W10

Offers Over £400,000 *Leasehold*



Occupying the first floor of an imposing period house on St Charles Square, this spacious one-bedroom apartment combines generous proportions with an abundance of natural light.

### KEY FEATURES

- First floor of an imposing period house
- Spacious double bedroom
- Bright open-plan reception room and kitchen
- Generous space for seating and dining
- Sash windows providing excellent natural light
- Well-proportioned bathroom
- In need of renovation, with excellent scope to personalise



North Kensington

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In need of renovation, it presents an excellent opportunity to create a home tailored to your own taste in a sought-after North Kensington setting.

Arranged across one level, the accommodation centres on a bright open-plan reception room and kitchen, with sash windows and ample space for both relaxed seating and dining. A large double bedroom and a well-proportioned bathroom complete the layout.

This tree-lined square is ideally positioned for the independent boutiques, cafés and restaurants of Golborne Road and the renowned Portobello Road market. Ladbroke Grove Underground station is within walking distance, while nearby bus routes provide further connections across London.

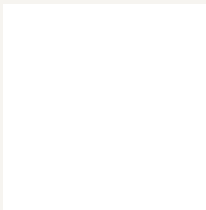
**Tenure:** Leasehold  
**Term:** 83 year and 2 months  
**Service Charge:** £1390 per annum  
**Ground Rent:** £ 100 Annually (subject to increase)  
**Council Tax Band:** RBKC Band D  
**EPC rating:** C



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



For more information, scan the QR code or visit the link below



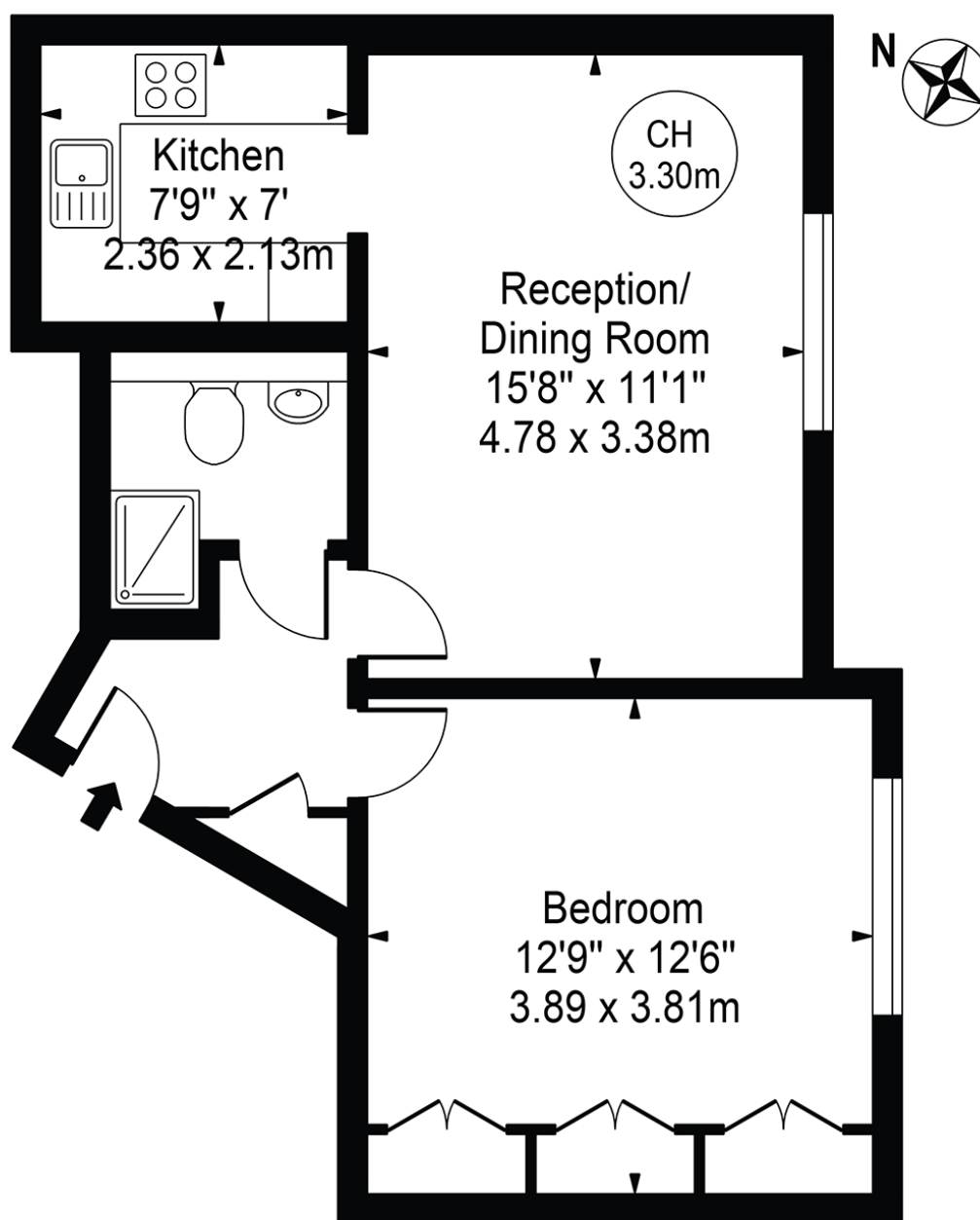
<https://www.winkworth.co.uk/sale/property/LAD260158>

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.



# St. Charles Square

Approx. Gross Internal Area 484 Sq Ft - 44.97 Sq M



## First 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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