



ST. QUINTIN AVENUE, W10  
£899,950 SHARE OF FREEHOLD

A FANTASTIC TWO BEDROOM FIRST FLOOR  
FLAT BEAUTIFULLY RENOVATED TO A HIGH  
STANDARD CLOSE TO KENSINGTON  
MEMORIAL PARK

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

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## DESCRIPTION:

An amazing two-bedroom apartment on the First Floor of a converted Victorian villa. The property offers a huge reception room with a separate kitchen with two double bedrooms and fantastic storage. The ceiling height is a great height, offering a very spacious feel. The property has been fully renovated to a high standard including replacing all the sash windows with new wooden double glazed windows.

The property is close to the many amenities of Ladbroke Grove, Portobello and the ever-trendy Golborne road. Ladbroke Grove station is a short walk away as well as many other transport links to take you all over London.

## AT A GLANCE

- Beautiful Victorian Villa Conversion Flat
- Two Double Bedrooms
- High Ceilings
- Newly Renovated
- South Facing Living room
- Abundance of Natural Light
- Plenty of Storage
- EPC Rating C

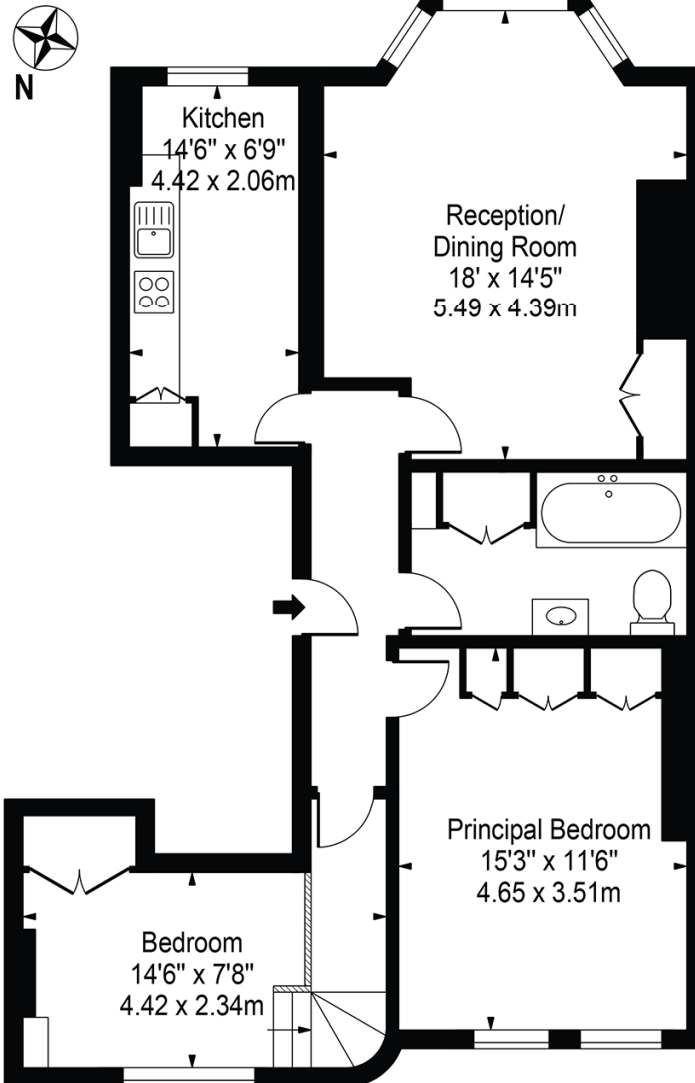






# St. Quintin Avenue

Approx. Gross Internal Area 795 Sq Ft - 73.86 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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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.

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		

**Tenure:** Share of Freehold

**Term:** 0 year and 0 months

**Service Charge:** £600 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** F

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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