

ST. ERVANS ROAD, W10  
**£675,000 SHARE OF FREEHOLD**

## A FANTASTIC TWO BEDROOM PROPERTY WITH PRIVATE GARDEN IN THE HEART OF PORTOBELLO

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## DESCRIPTION:

The property is entered via a private entrance through a front private garden on the lower ground floor. The property living space is situated on the lower ground floor comprising of a lovely wide open plan kitchen/reception room flooded with natural light and opening out onto the generous back garden. 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.

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

## AT A GLANCE

- Maisonette
- Private Front and Back Gardens
- Large Open-Plan Reception/Kitchen
- Wooden Floors Throughout
- Fantastic Location
- EPC Rating C



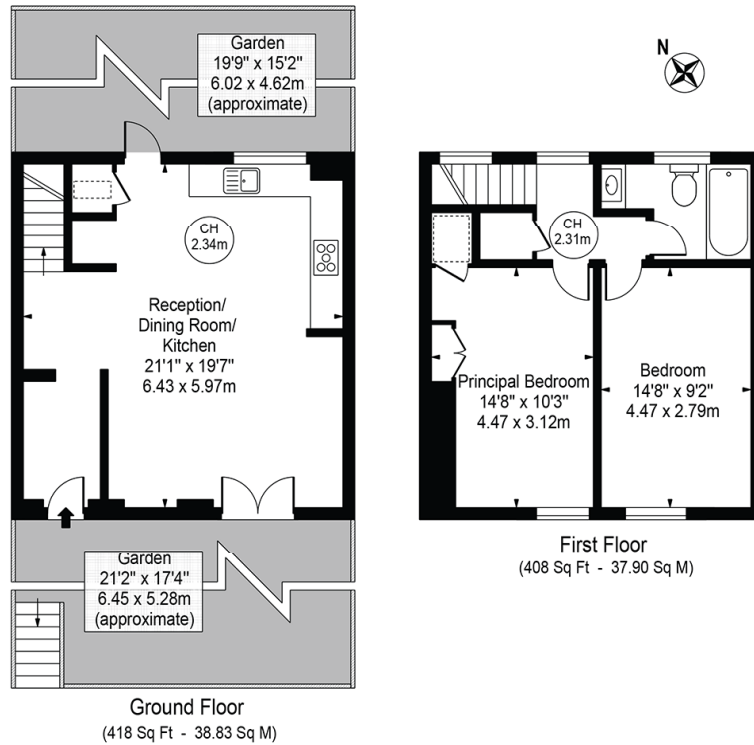






# St. Ervans Road

Approx. Gross Internal Area 826 Sq Ft - 76.74 Sq M



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	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of Freehold

**Service Charge:** TBC

**Ground Rent:** TBC

**Council Tax Band:** C

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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