



St. Charles Square, London, W10

£520,000 *Leasehold*



Set on the second floor of an imposing period house, this one-bedroom apartment brings together the scale and architectural detail of its setting with a clean, contemporary finish. Arranged laterally across one floor, the rooms flow naturally, with sash windows bringing generous daylight into the living space.

KEY FEATURES

- Second-floor apartment in an imposing period house
- Located on tree-lined St Charles Square
- Lateral accommodation arranged across one floor
- Generous open-plan reception room and kitchen
- Spacious double bedroom and stylish modern bathroom
- Sash windows, wooden flooring and abundant natural light
- Close to Golborne Road, Portobello Road and Ladbroke Grove station



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The open-plan reception room and kitchen offers ample space for both dining and sitting, while wooden floors give the interior a sense of continuity. A large double bedroom and a striking modern bathroom complete the accommodation.

St Charles Square is a tree-lined address in North Kensington, well placed for the independent shops, cafés and restaurants of Golborne Road and Portobello Road. Ladbroke Grove Underground station is within walking distance, with bus routes nearby.



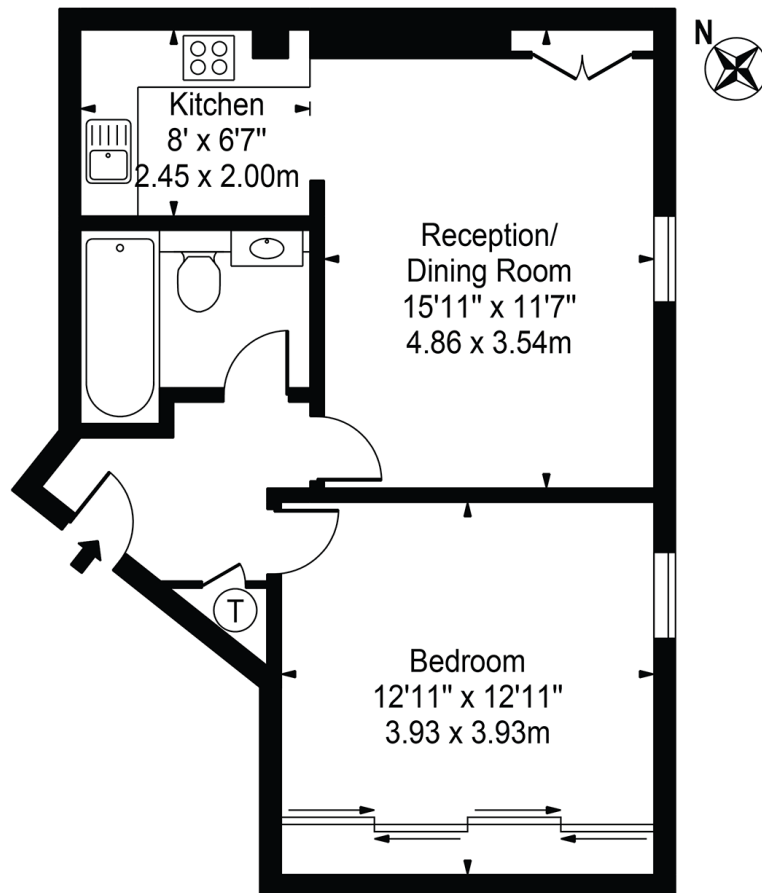


MATERIAL INFO

Tenure: Leasehold
Term: 83 year and 3 months
Service Charge: £1390 per annum
Ground Rent: £ 100 Annually
Council Tax Band: RBKC Band D
EPC rating: D

St. Charles Square

Approx. Gross Internal Area 498 Sq Ft - 46.27 Sq M



Second Floor

For Illustration Purposes Only - Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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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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