



St. Quintin Avenue, W10

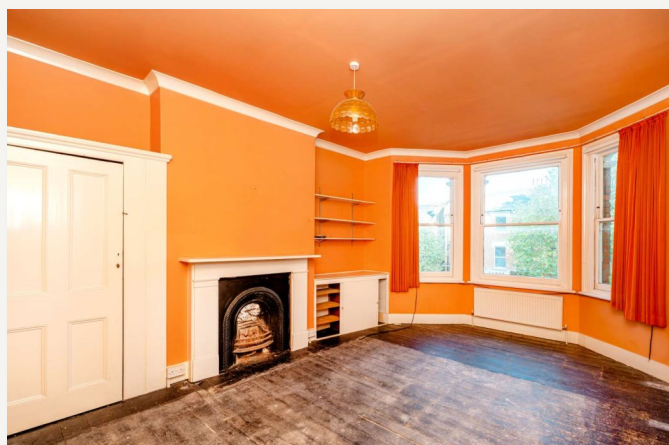
£915,000 *Share of Freehold*



Occupying the top floors of an elegant converted Victorian home, this spacious two-bedroom split-level apartment offers fantastic potential and charm. The property features a generous reception room with impressive ceiling heights that create a wonderful sense of space, a separate kitchen, and two well-proportioned double bedrooms with space for an abundance of storage.

KEY FEATURES

- Split-level Victorian conversion
- Spacious reception room
- Separate kitchen
- Two double bedrooms
- Loft extension potential (STPP)
- Prime Ladbroke Grove location
- EPC Rating D



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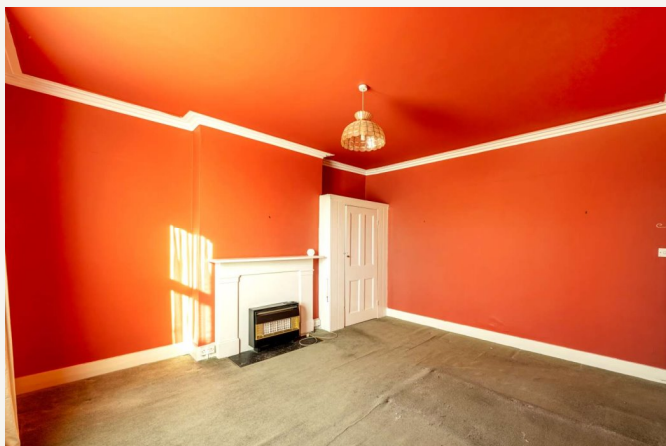
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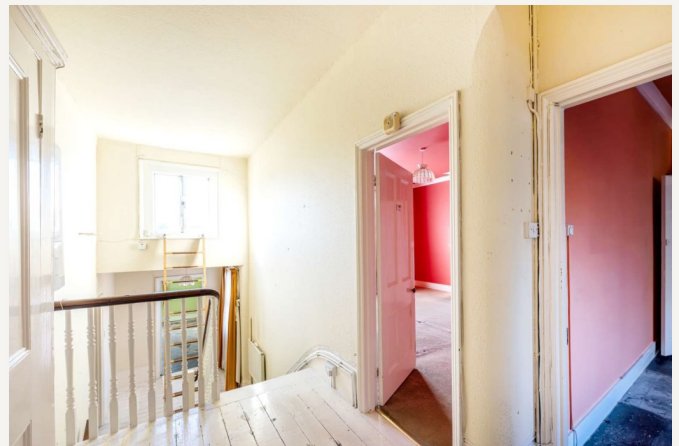
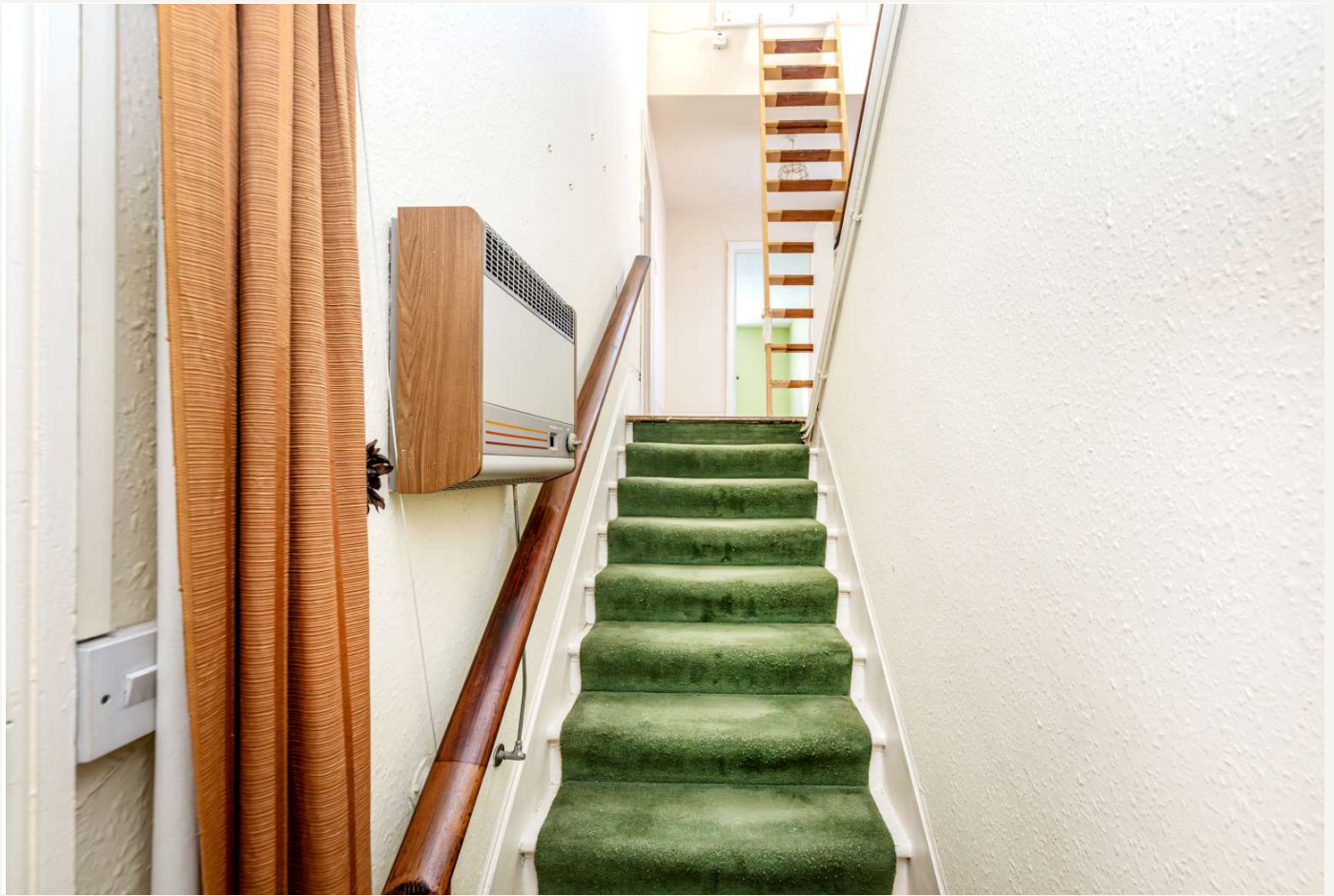
for every step...



The apartment has superb potential for further development, with the opportunity to extend into the loft (subject to the usual planning consents), allowing for the creation of an additional floor or extra living space.

Ideally located, the property is moments from the vibrant amenities of Ladbroke Grove, Portobello Road, and the ever-trendy Golborne Road. Ladbroke Grove Station is just a short walk away, providing excellent transport links across London.





MATERIAL INFO

Tenure: Share of Freehold

Term: 900+ years

Service Charge: TBC

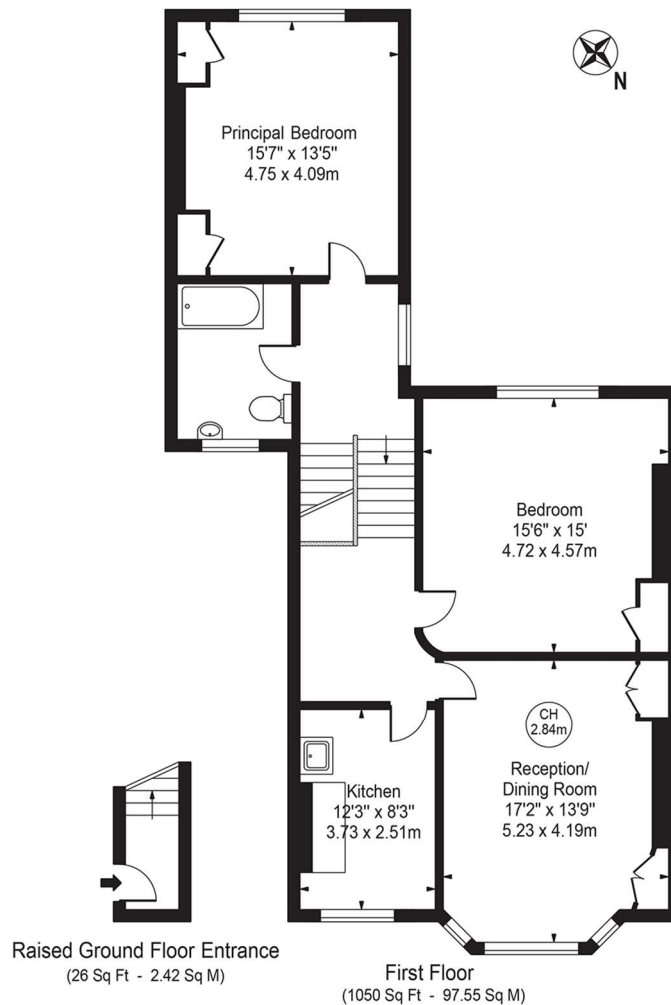
Ground Rent: Peppercorn

Council Tax Band: RBKC Band G

EPC rating: D

St. Quintin Avenue

Approx. Gross Internal Area 1076 Sq Ft - 99.96 Sq M



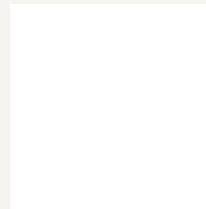
For Illustration Purposes Only - Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 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/LAD250074>

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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