



ST. ERVANS ROAD, W10  
£380,000 LEASEHOLD

A BRIGHT AND BRILLIANTLY LOCATED EXTRA  
LARGE STUDIO FLAT SITUATED OFF THE  
WONDEROUS GOLBORNE ROAD

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

**Winkworth**

for every step...

*winkworth.co.uk*



## DESCRIPTION:

This bright purpose built flat presented throughout in a modern style offers space, location and value for money. Situated on the ground floor of this secure purpose-built development, the property offer a bright and functional space. Comprising of a large reception room, fully fitted separate kitchen, separated bedroom area and bathroom. The flat offers great storage space. There is also a possibility of converting the space into a one bedroom flat.

Located just off the ever-famous Golborne Road, the property's location is second to none. There is a wide selection of shops, restaurants and cafes within a stone's throw, plus the wonders of Portobello Road Market. Westbourne Grove Underground Station (Hammersmith & City and Circle Lines) and good local bus routes provide access in and out of the city.

## AT A GLANCE

- Large Studio Flat
- Potential to Convert to a One Bedroom Flat
- Secure Building
- Abundance of Natural Light
- Raised Ground Floor
- Seconds from Golbourne Road
- Leasehold
- EPC Rating E



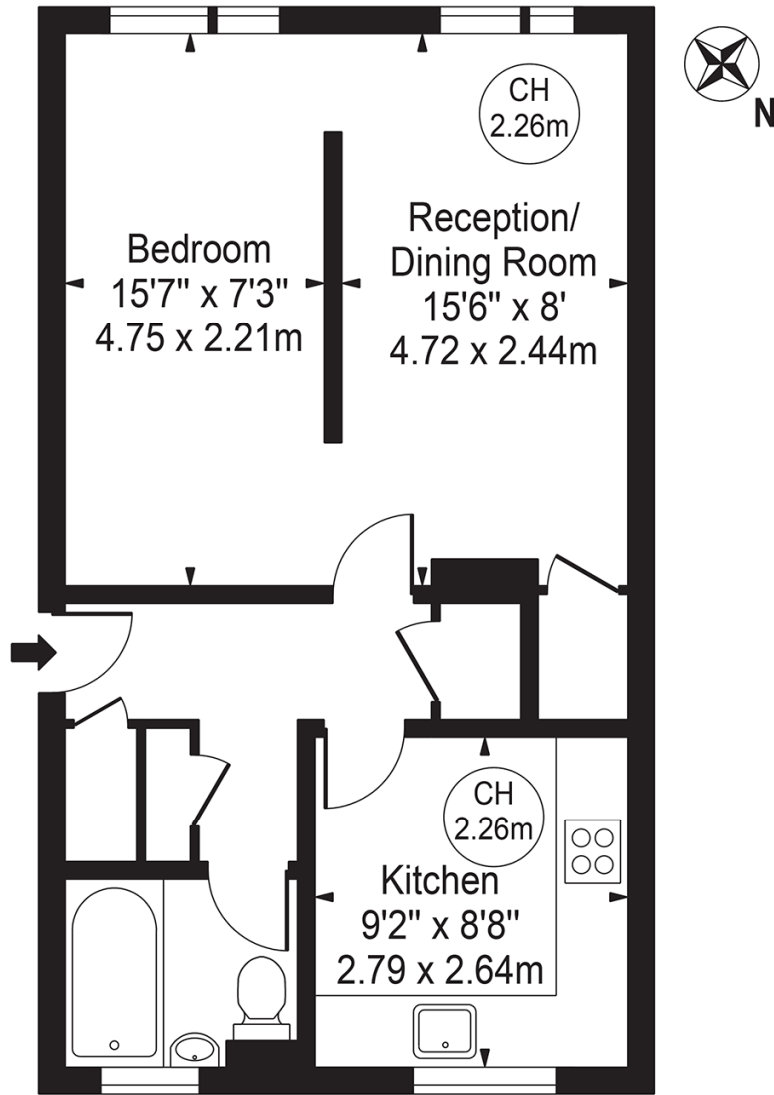






# St. Ervans Road

Approx. Gross Internal Area 457 Sq Ft - 42.46 Sq M



## Ground 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.

Copyright Morriarti Photography & Design LTD

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold  
**Term:** Expires - 25/03/2111  
**Service Charge:** £752 per annum  
**Ground Rent:** £ 10 Annually (subject to increase)  
**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.

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

# Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.