



**ST. ERVANS ROAD, LONDON, W10**  
**OFFERS OVER £550,000 LEASEHOLD**

**Winkworth**



## ST. ERVANS ROAD, LONDON, W10

This beautifully refurbished split-level maisonette is discreetly positioned just off the vibrant Golborne Road.

Recently transformed through a full internal refurbishment, the property is finished to an exceptional standard throughout. It features a sleek, contemporary fitted kitchen, a bright and generously proportioned reception room, two spacious double bedrooms, and a stunning, elegantly designed bathroom.

Set in the heart of North Kensington's multicultural hotspot, Golborne Road offers the very best of modern urban living, with an eclectic mix of independent restaurants, artisan coffee shops and antique furniture stores. The world-famous Portobello Market and excellent transport links at Ladbroke Grove are just moments away.

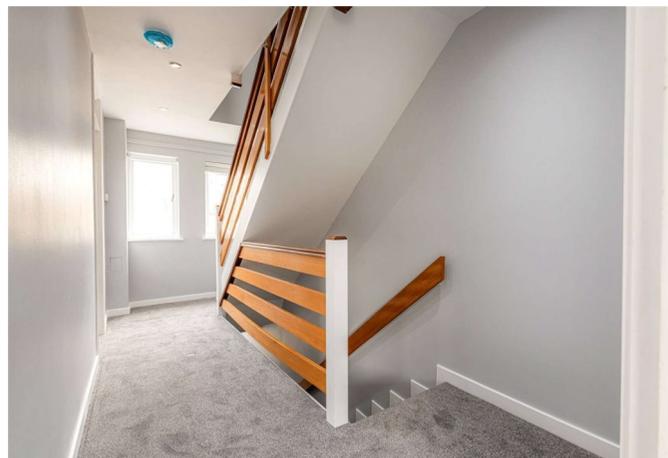
Leasehold: 85 Years Expiry: 25/03/2111

Ground Rent: £10

Service Charges: £1800

EPC Rating: D

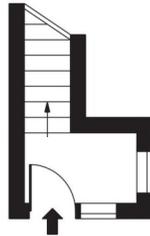
Council Tax: RBKC Band C



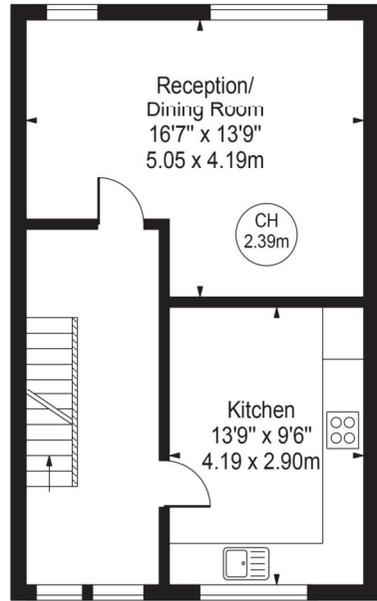


# Saint Ervans Road

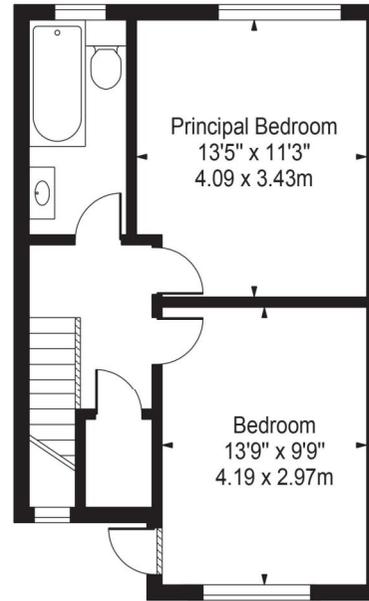
Approx. Gross Internal Area 915 Sq Ft - 85.01 Sq M



Ground Floor Entrance  
(32 Sq Ft - 2.97 Sq M)



First Floor  
(454 Sq Ft - 42.18 Sq M)



Second Floor  
(429 Sq Ft - 39.86 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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