



KELFIELD GARDENS, W10  
**£835,000 SHARE OF FREEHOLD**

## SPACIOUS TWO-BEDROOM APARTMENT WITH PERIOD CHARM AND LOFT EXTENSION POTENTIAL (STPP)

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## DESCRIPTION:

Set within a handsome Edwardian house on one of the most desirable streets in the St Quintin Conservation Area, this first-floor apartment is full of charm and character, offering an exciting opportunity to create a truly individual home. The well-proportioned layout includes a bright and spacious reception room, a kitchen breakfast room, two bedrooms, a bathroom and a separate WC.

Adding further appeal, the flat offers potential to extend into the loft (STPP), enhancing both the living space and long-term value. The property's elegant façade and leafy residential setting provide a perfect backdrop for a stylish London residence with scope to modernise.

Kelfield Gardens is ideally positioned close to the green spaces of Kensington Memorial Park and within walking distance of Latimer Road Underground Station. The A40 ensures excellent transport links, while the world-class shops, restaurants and cultural attractions of Notting Hill, Portobello Road, Golborne Road and Westfield are all easily reached.

## AT A GLANCE

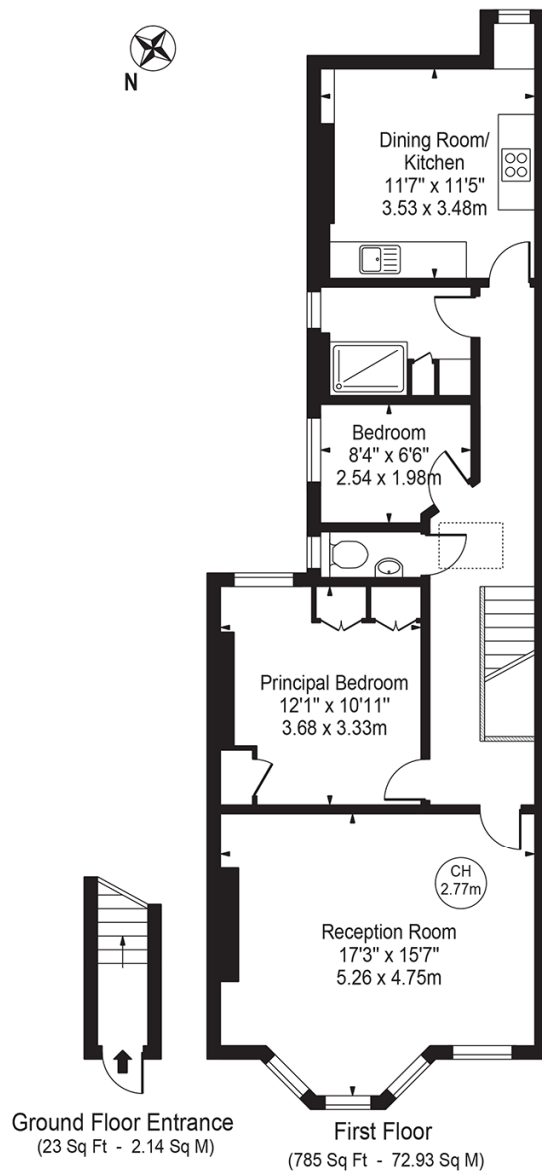
- Elegant Edwardian residence
- Prime conservation location
- Bright, spacious interiors
- Loft extension potential
- Quiet residential setting
- Excellent transport links
- Green spaces nearby
- Close to Notting Hill
- EPC Rating C





# Kelfield Gardens

Approx. Gross Internal Area 808 Sq Ft - 75.07 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	75 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of Freehold

**Term:** TBC

**Service Charge:** AD HOC AS NEEDED

**Ground Rent:** Peppercorn

**Council Tax Band:** RBKC Band E

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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