



St. Quintin Avenue, W10

Offers Over £400,000 *Share of Freehold*



A beautifully appointed top-floor one-bedroom apartment, set within an elegant period conversion, exuding charm and sophistication. Bathed in natural light, the property boasts a delightful private balcony and an inviting ambience throughout. The stylish reception room features a contemporary open-plan, fully fitted kitchen, seamlessly flowing onto the balcony — perfect for morning coffee or evening relaxation.

KEY FEATURES

- Elegant top-floor apartment
- Bright and airy interiors
- Private sunlit balcony
- Modern open-plan kitchen
- Sleek wooden flooring
- Spacious double bedroom
- Ample fitted storage



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Rich wooden flooring enhances the sense of warmth and refinement, while the generous double bedroom offers exceptional comfort and excellent storage solutions.

Ideally positioned on the prestigious St. Quintin Avenue, this residence is just a short stroll from Ladbrooke Grove and Latimer Road Underground stations (Hammersmith & City line), offering swift access to the vibrant boutiques, cafés, and cultural allure of Notting Hill and the world-famous Portobello Road.



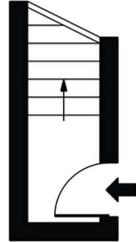


MATERIAL INFO

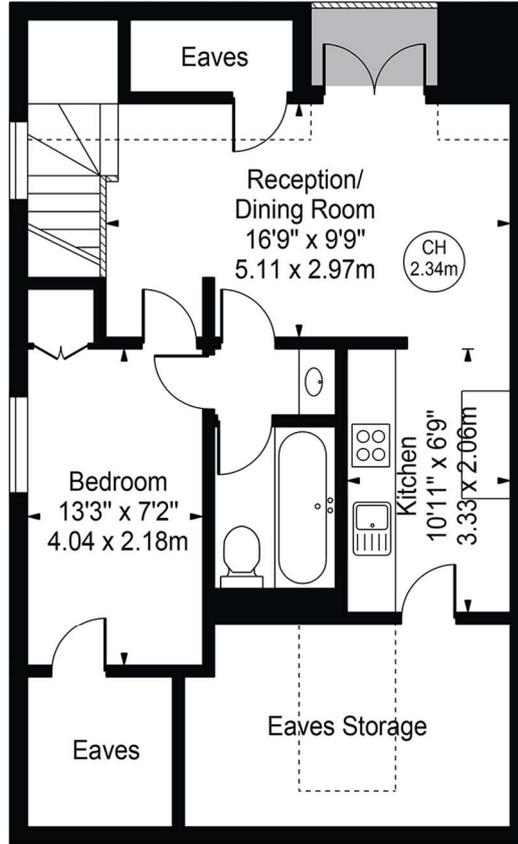
Tenure: Share of Freehold
Term: 900 years
Service Charge: £1894 per annum
Ground Rent: Peppercorn
Council Tax Band: C
EPC rating: D

St. Quintin Avenue

Approx. Total Internal Area 670 Sq Ft - 62.25 Sq M
 (Including Eaves Storage & Restricted Height Area)
 Approx. Gross Internal Area 439 Sq Ft - 40.78 Sq M
 (Excluding Eaves Storage & Restricted Height Area)



Second Floor Entrance
 (26 Sq Ft - 2.42 Sq M)



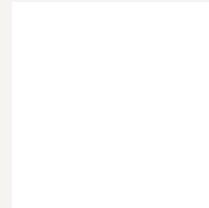
Third Floor
 (644 Sq Ft - 59.83 Sq M)

For Illustration Purposes Only - Not To Scale

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/LAD220003>

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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