



ST ANDREWS SQUARE, NORTH KENSINGTON, LONDON, W11
£750,000 SHARE OF FREEHOLD

SPACIOUS GROUND FLOOR FLAT WITH PRIVATE GARDEN IN ST ANDREWS SQUARE

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

Situated within a sought-after development of maisonettes and flats arranged around a beautifully maintained communal garden, this delightful home enjoys a prime location just moments from Ladbroke Grove.

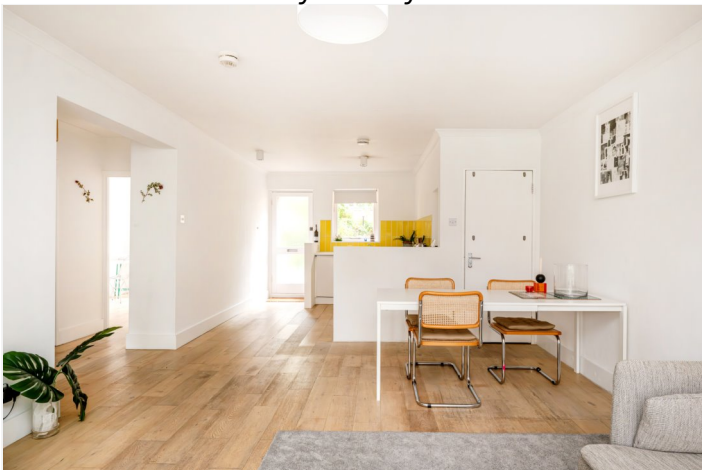
Accessed via the communal garden square and through its own private front door, the flat is arranged over the ground floor and is presented in excellent condition throughout. The accommodation comprises a generous reception room with ample space for dining, a modern fully fitted kitchen, two well-proportioned double bedrooms (including one with en-suite shower room), and a family bathroom.

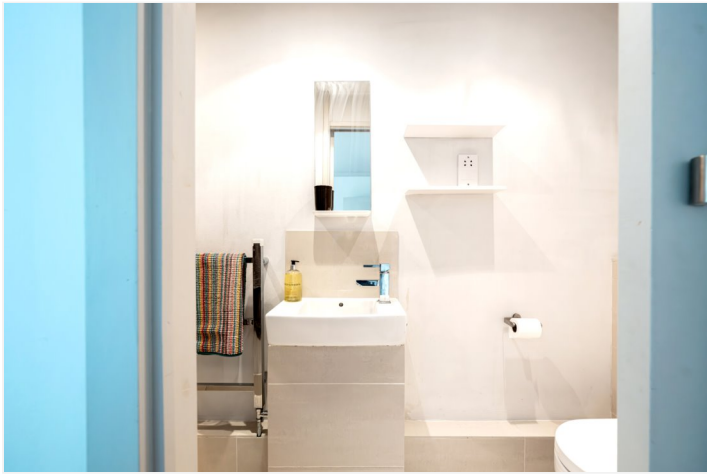
Further highlights include a private garden, direct access to the landscaped communal gardens, and eligibility for a Kensington & Chelsea residents' parking permit. Subject to availability and separate negotiation, an off-street parking space may also be acquired.

St Andrews Square is ideally placed for the eclectic shops, boutiques, cafés, and restaurants of Ladbroke Grove, as well as the world-renowned Portobello Market. Excellent transport connections include Ladbroke Grove Underground Station (Hammersmith & City and Circle lines), Holland Park Underground Station (Central line), and a range of local bus routes providing swift access into the City and beyond.

AT A GLANCE

- Private garden
- Spacious reception room
- Modern fitted kitchen
- Two double bedrooms
- En-suite shower room
- Access to communal gardens
- Residents' parking permit
- Prime Ladbroke Grove location
- EPC Rating C

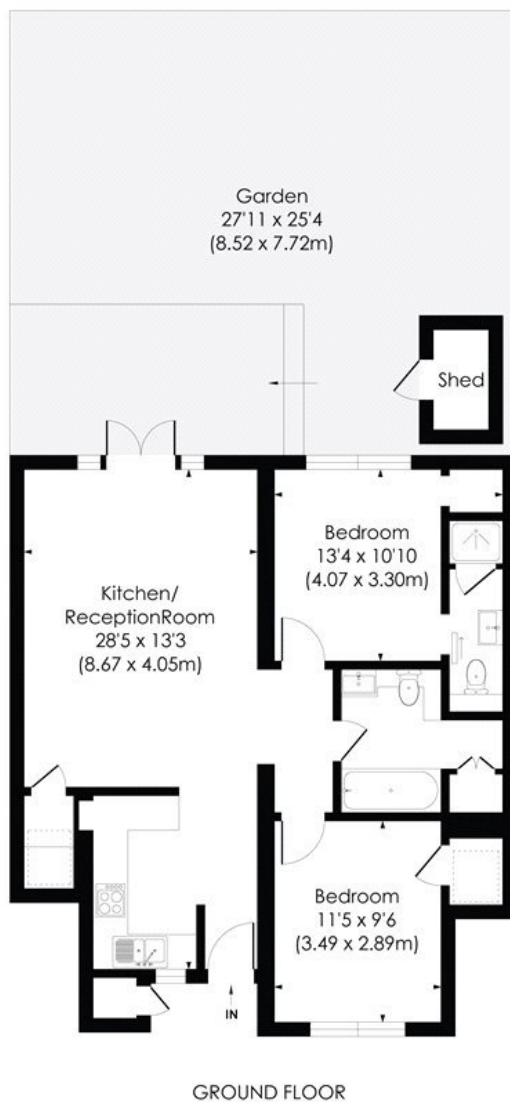




ST ANDREWS SQUARE, W11

Approx. Gross Internal Floor Area

790 Sq. ft/73.39 Sq. m



© Pixangle Property Marketing Ltd. Info@pixangle.com Tel: 0208 870 2118

pixangle
PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: 950+ years

Service Charge: £2600 per annum

Ground Rent: £50

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.

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.