



St. Andrews Square, North Kensington, London, W11

£725,000 *Share of Freehold*



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.

KEY FEATURES

- Private garden
- Spacious reception room
- Modern fitted kitchen
- Two double bedrooms
- Access to communal gardens
- Residents' parking permit available – both on road and off street



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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.





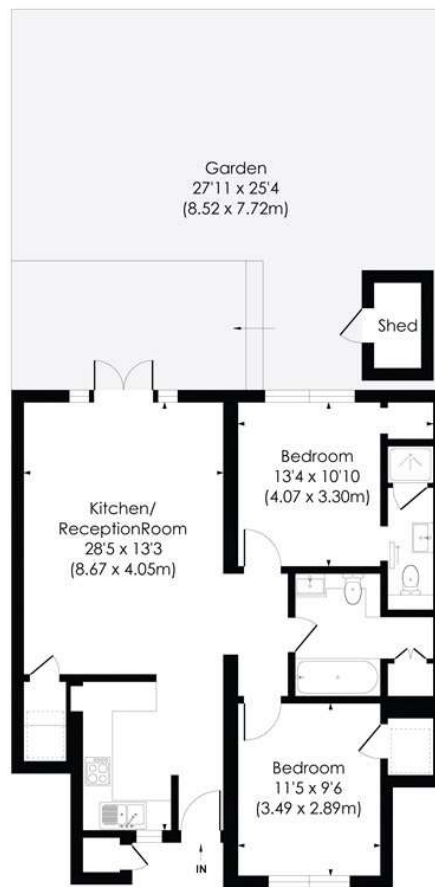
MATERIAL INFO

Tenure: Share of Freehold
Term: 950+ years
Service Charge: £2600 per annum
Ground Rent: £ 50 Annually
Council Tax Band: RBKC Band E
EPC rating: C

ST ANDREWS SQUARE, W11

Approx. Gross Internal Floor Area

790 Sq. ft/73.39 Sq. m



GROUND FLOOR

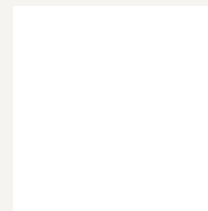
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PROPERTY MARKETING

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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		

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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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