



A stunning two bedroom apartment on the first floor of a grand period conversion.

St. Charles Square, London, W10

Offers in excess of £799,950 Leasehold (981 years remaining)

savills

Immaculate condition • Incredibly bright • Spacious  
• Impressive period building • Close to local amenities

#### About this property

A superb two bedroom apartment located on the first floor of an attractive double fronted period conversion in St. Charles Square. The accommodation sits off a bright entrance hall and comprises a spacious open plan kitchen/reception room. The kitchen includes modern appliances and ample space for a dining table. The space also enjoys high ceilings and wooden floorings.

The two double bedrooms are of excellent size and the larger of the two includes an en suite. There is a further family bathroom sitting beside the reception room.

#### Local Information

St. Charles Square is conveniently located for the amenities of Ladbroke Grove and eclectic array of shops, bars and restaurants on Portobello Road. Ladbroke Grove underground station is approximately 0.4 miles away (Hammersmith & City and Circle lines).

#### Tenure

Leasehold (981 years remaining)

#### Local Authority

Royal Borough of Kensington & Chelsea

#### Energy Performance

EPC Rating = To be confirmed

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Notting Hill Office.

Telephone: +44 (0) 207 727 5750.





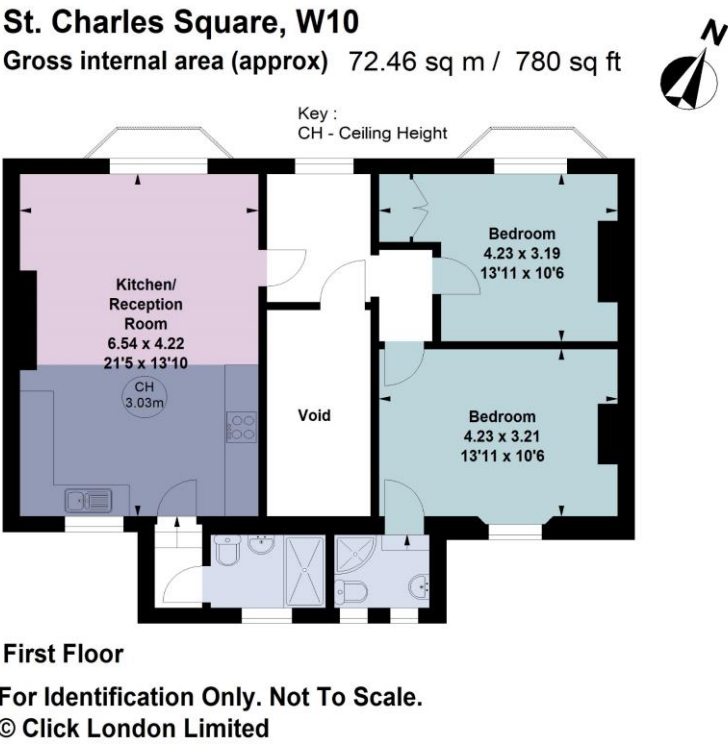




St. Charles Square, London, W10  
Gross Internal Area 780 sq ft, 72.5 m²

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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