



# A fantastic one bedroom flat with a private patio

**St. Quintin Avenue, North Kensington, London, W10**

Guide Price £550,000 Share of Freehold (Lease Expiry August 3011)





- One bedroom
- Private patio
- Share of freehold
- Tree lined street
- Chain free

### About property

Situated on the ground floor of a beautiful Victorian conversion is this well proportioned one bedroom flat with a private patio. The property briefly comprises a double bedroom, a bathroom, separate kitchen and a large reception with south-facing French windows that flood natural light into the room and open onto the private patio.

### Local information

St Quintin Avenue is located close to Ladbroke Grove, Golborne Road, Portobello Road and all the other fabulous amenities of Notting Hill. Ladbroke Grove tube station (Circle and Hammersmith and City lines) is only approximately 0.5 miles away.

### Tenure

Share of Freehold (Lease Expiry August 3011)

### Local Authority

Kensington & Chelsea

### Council Tax

Band = D

### Service Charge

£1600 per annum

### Energy Performance

EPC Rating = D

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Notting Hill Office. Telephone: +44 (0) 207 727 5750.





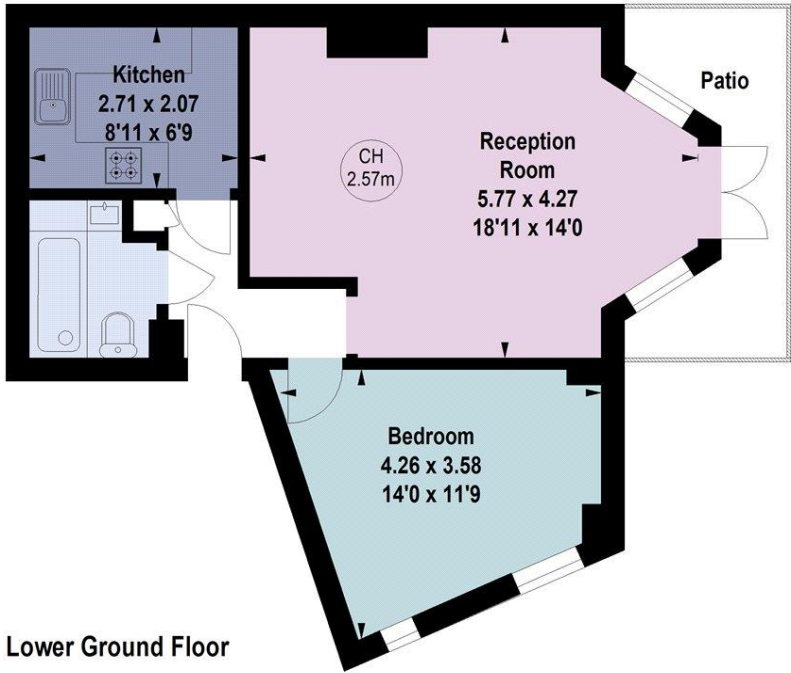


St. Quintin Avenue, North Kensington, London, W10  
Gross Internal Area 497 sq ft, 46 m²

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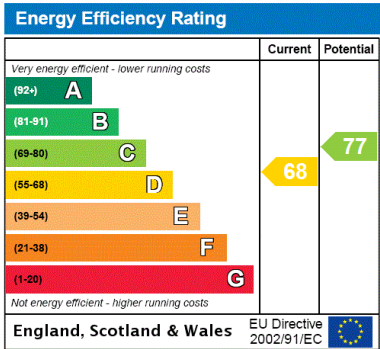


St. Quintin Avenue,  
North Kensington, W10  
Gross internal area (approx) 46.17 sq m / 497 sq ft  
Key :  
CH - Ceiling Height



Lower Ground Floor

For Identification Only. Not To Scale.  
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