

2 Bed Ground Maisonette In St. Ervans Road North Kensington, London, W10  
5QT £625,000





## SHORT DESCRIPTION

Property Ref: 16339 A beautifully refurbished, two-bedroom maisonette with a private, sunny garden. The property has its own entrance and is arranged over two floors. The first floor has 2 large double bedrooms and a stylish, modern bathroom, while the ground floor features a contemporary kitchen, entrance hall, and large south-west facing lounge. There is ample storage space inside and out. St. Ervans Road is a short walk from the cafes and restaurants along Golborne Road, with the famous Portobello Road market a few streets away. The area benefits from excellent transport connections with several bus routes and Westbourne Park tube station on the Hammersmith & City & Circle lines, providing swift access to the City and West End. There is a superb selection of local restaurants, pubs, and green spaces, as well as good schools, NHS dentists, and doctors, all close by, making it a fantastic location for both professionals and families. Property Type: Ground Maisonette Full selling price: £625000.00 Pricing Options: Offers in the region of Tenure: Leasehold Remaining lease (In Years): 86 Yearly Ground Rent Cost: £10.00 Yearly Management Cost: £1980.00 Council tax band: D EPC rating: C Measurement: Bedrooms, Bathrooms, and Living Room Outside Space: Rear Garden, Enclosed Garden Possession of the property: Occupied



**Bed Room(s)**



**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 87.0 sq.m. (936 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

# EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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