



St. Charles Place, London, W10 6EG

Goodmove are delighted to present this two bedroom mid-terrace home for a quick sale.

The property is uniquely positioned and has been converted into a contemporary living space. The property briefly comprises; a private courtyard with access via a secure gate and front door. Through the entrance door is a Kitchen-Lounge and Study Area. The basement level consist of two bedrooms, one having an En-Suite, Garden Room and Family Bathroom. The property is Freehold and also benefits from a storage area in the cellar and underfloor heating throughout.

St. Charles Place is a quiet residential road in the heart of North Kensington within walking distance of the fantastic bars, boutiques and restaurants on Portobello Road and Golborne Road. Ladbroke Grove underground station is within close proximity on the circle and Hammersmith & City lines.

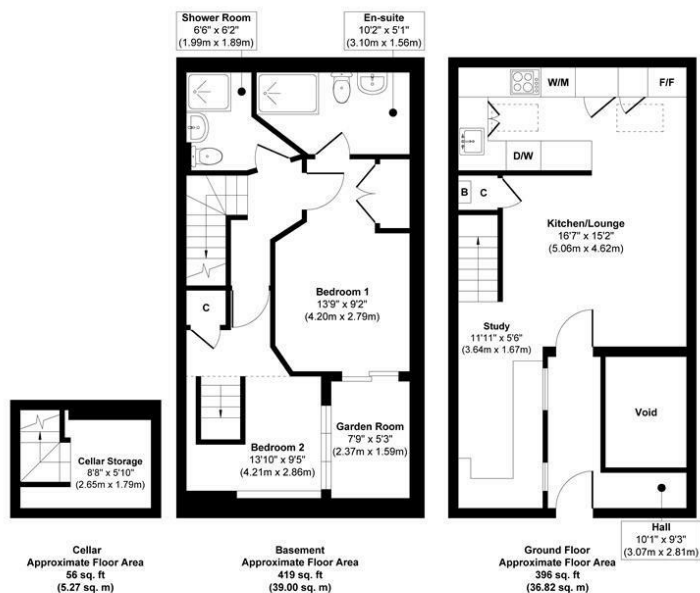
The property has been attractively priced to promote a quick sale and would invite all buyers in a position to proceed to view. Please call to view.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

- EPC Rating C
- Council Tax Band F
- Underfloor Heating
- Freehold
- Two Parking Permits For All Of Kensington And Chelsea
- Priced For A QUICK SALE



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	70
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	70
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Approx. Gross Internal Floor Area 871 sq. ft / 81.09 sq. m (Excluding Void)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



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