



St. Charles Square,

London. W10 6EN

£1,850,000







An exceptional three bedroom garden maisonette, for sale in the heart of North Kensington, with high ceilings and 30ft main reception.

Completely transformed by the current owners, they have created a spacious home spread over the raised ground and lower floor of a handsome, white-stucco house in W10. Refreshingly openplan, the west-facing reception room has high ceilings, a large bay window, authentic wooden floors and a working fireplace. Of particular note is a charming wall-to-wall bookcase. The modern kitchen with marble worktops is in the centre of the room giving a subtle division, living on one side, dining on the other - all combining to create a stylish, sociable space. The dining area looks south over a private well-kept garden below and there is an additional room at the rear- perfect for extra storage or perhaps a home office.



The lower floor has three double bedrooms and two bathrooms (one en-suite) as well as a useful laundry area. The spacious master bedroom is particularly noteworthy, including a walk-in wardrobe, en-suite bathroom as well as double doors out into the garden. The two-tiered garden has a mix of decking and patio with a southerly orientation - perfect for entertaining.



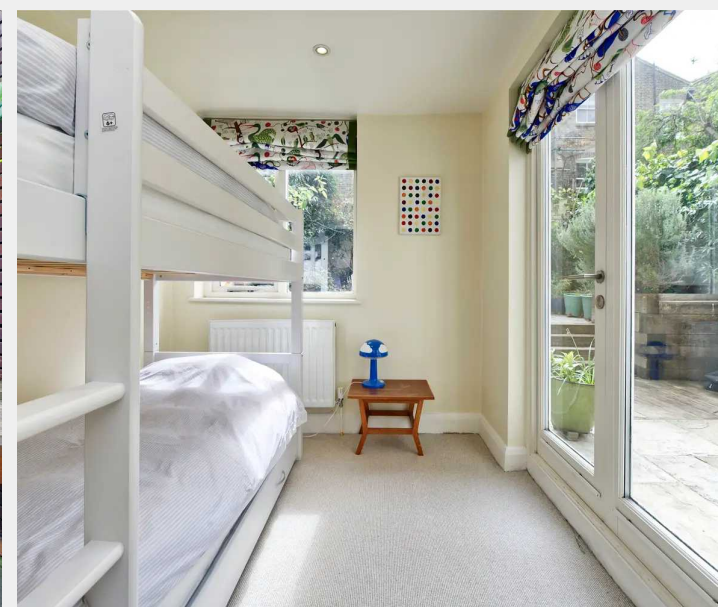
St Charles Square is located in the Royal Borough of Kensington & Chelsea and is located just moments from the eclectic and extensive array of amenities in Ladbroke Grove, Golborne Road and Portobello Road. Ladbroke Grove tube station (Circle and Hammersmith & City) is within walking distance.

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Garden Maisonette
- 30 ft Main reception with high ceilings
- Share of Freehold
- 3 bedrooms and 2 bathrooms














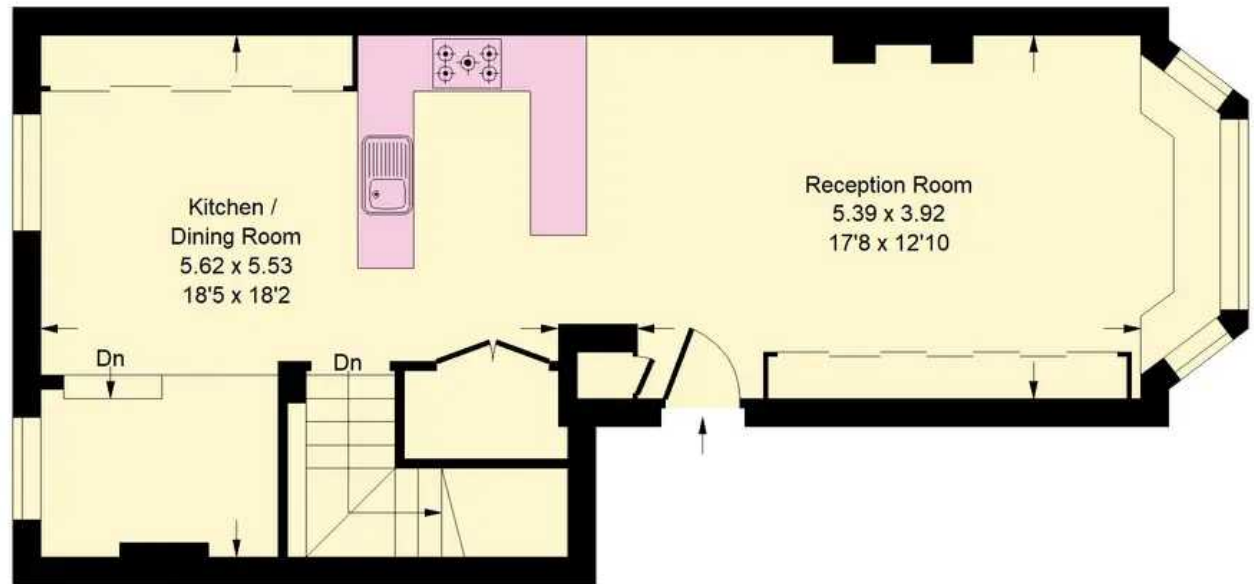


# St. Charles Square, W10

Approx. Gross Internal Area  
134.1 sq m / 1443 sq ft



 = Reduced headroom  
below 1.5 m / 5'0"



**Raised Ground Floor**



**Lower Ground Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.



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