



St. Charles Square, North Kensington W10

£800,000

RIGBY & MARCHANT

# St. Charles Square

North Kensington W10

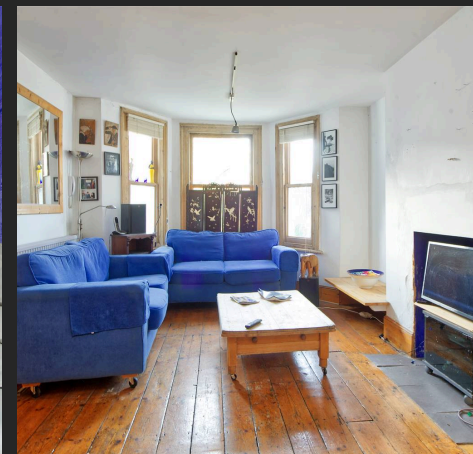
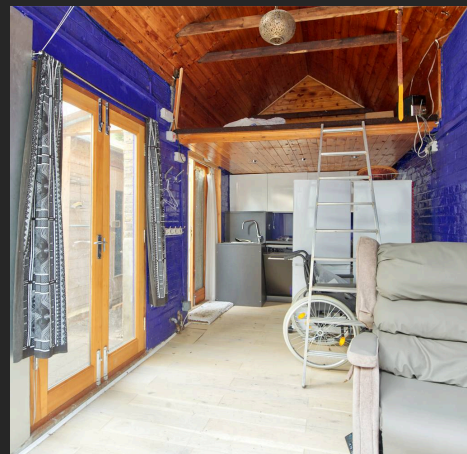
An exciting opportunity to buy a 2 bedroom garden flat with separate studio requiring modernisation close to Ladbroke Grove, W10.

Entered via its own private entrance the flat has an interconnecting reception room and kitchen, 2 bedrooms, and shower room. At the rear of the garden is brick studio with sauna and outside facilities. Being end of terrace the garden is open to the south, and has mature planting.

St Charles Square is located close to the local amenities of Ladbroke Grove for shops and cafes. There are excellent transport links via bus and Ladbroke Grove Underground station (Hammersmith & City line) is located within a short walk.

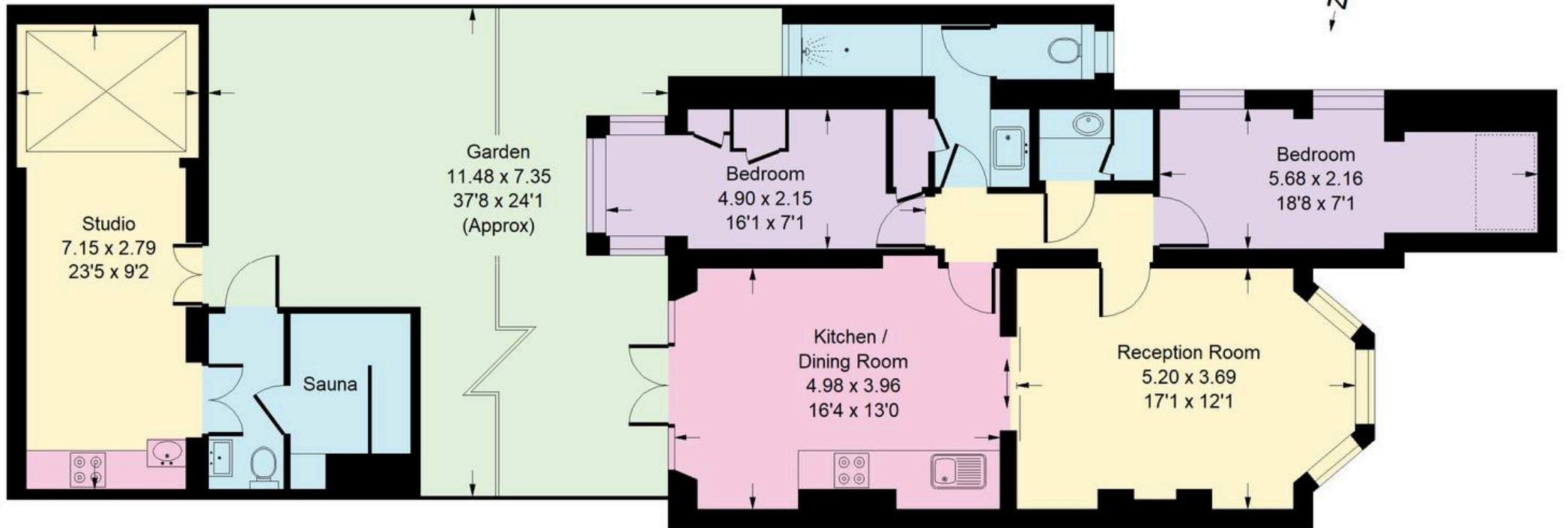
Council Tax band: E

Tenure: Share of Freehold




# St. Charles Sqaure, W10

Approx. Gross Internal Area = 74 sq m / 796 sq ft  
Studio / Sauna = 27.1 sq m / 292 sq ft  
Total = 101.1 sq m / 1088 sq ft



**Lower Ground Floor**

 = Reduced headroom below 1.5 m / 5'0"

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.



## Rigby & Marchant

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