

RIGBY & MERCHANT

"A beautifully presented and well proportioned upper maisonette, set just off the fashionable Golborne Road, North Kensington W10."





St. Ervans Road, London - W10 5QX

£650,000



RIGBY &
MARCHANT

Arranged over the upper floors, entry is from the ground floor, a practical area as an entrance lobby is shared with the neighbouring flat.

Heading up the stairs and upon entering the home, you are immediately struck by a calm and inviting feel. A lovely first floor reception room, an easy space for both relaxing and entertaining benefits from a pair of French doors opening onto a generous, west facing balcony. The separate kitchen is thoughtfully designed and stylishly finished, creating a natural hub for everyday living, with a picture like window, framing the iconic Trellick Tower to the rear.

The top floor is dedicated to rest, with two comfortable bedrooms and a smart bathroom, this home is ready to move into.

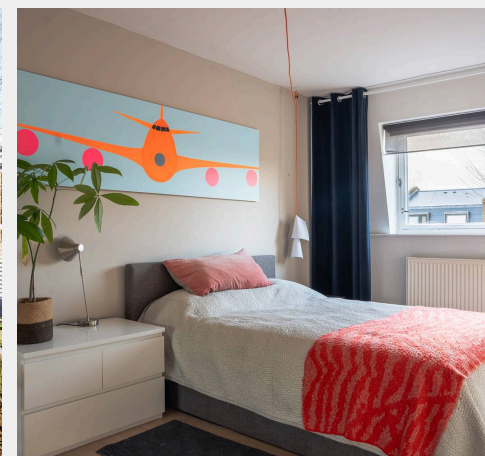
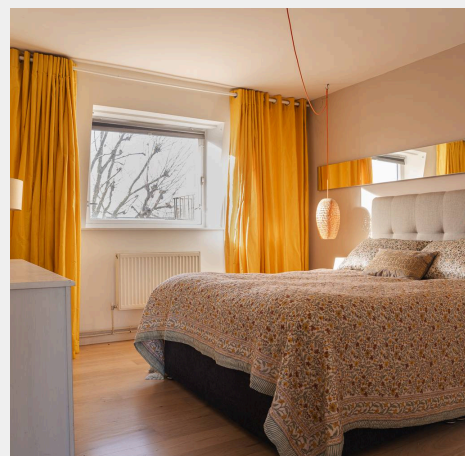
St Ervans Road sits moments from Golborne Road with its independent shops and restaurants, and only a short stroll from the energy of Portobello Road. Westbourne Park and two further tube stations are close by, together with excellent bus links that take you swiftly into the heart of London.

Council Tax band: TBD

Tenure: Leasehold


EPC Energy Efficiency Rating: C

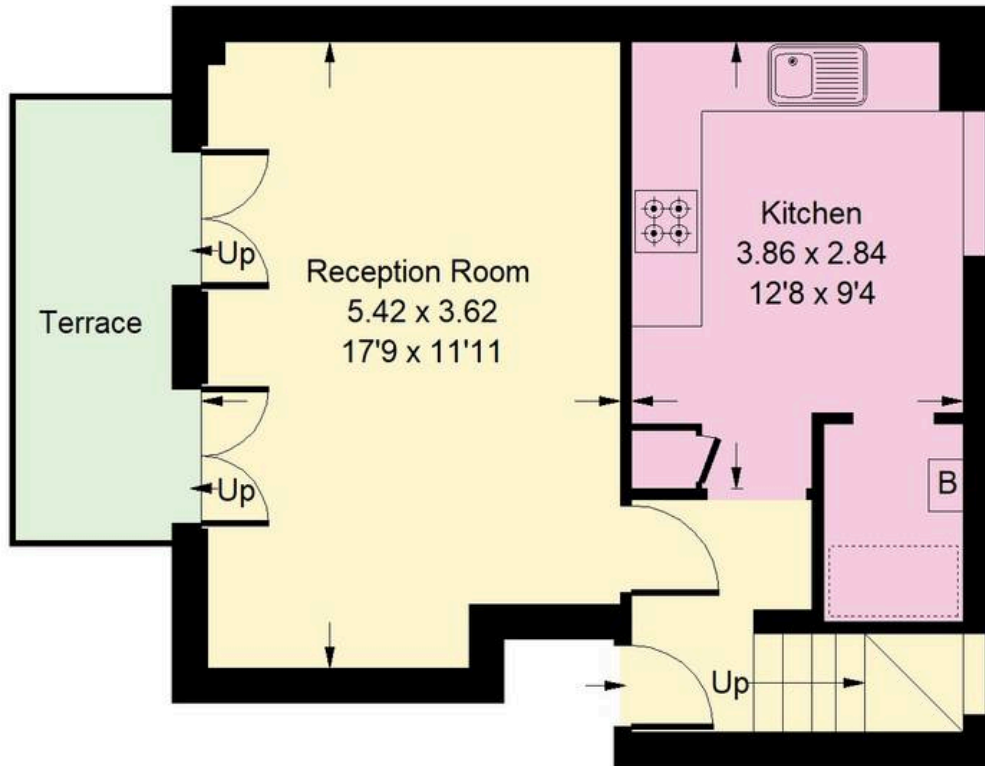
EPC Environmental Impact Rating: C



St. Ervans Road, W10

Approx. Gross Internal Area
73.9 sq m / 795 sq ft

 = Reduced headroom
below 1.5 m / 5'0

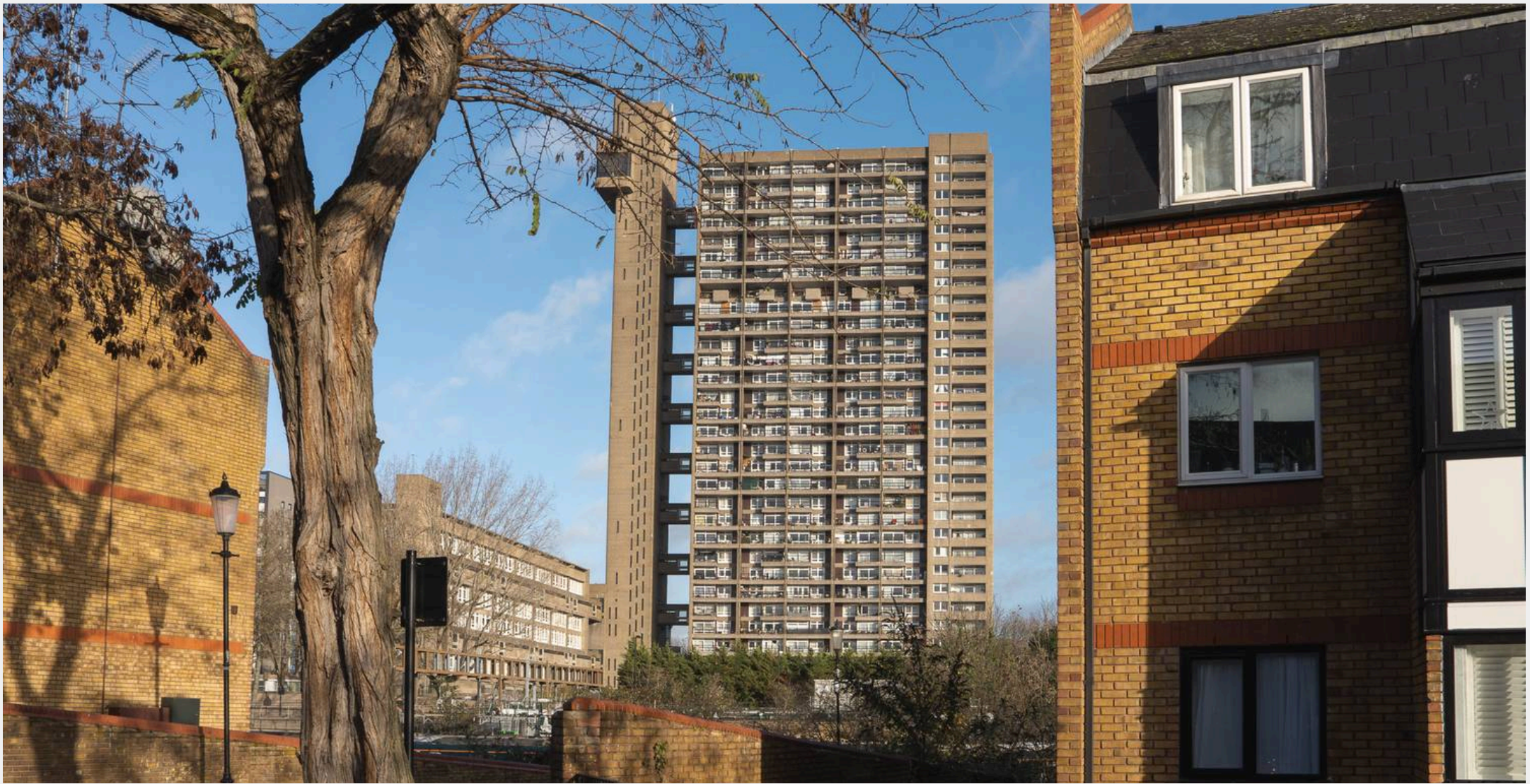


First Floor



Second 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.



Rigby & Marchant

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