



All enquiries Ref: James Paterson

- Long leasehold ground floor self-contained flat requiring modernisation
- Full vacant possession

Location:

The property is situated on St Charles Square which is located off Ladbroke Grove. Public transport links include a choice of Latimer Road (Circle line and Hammersmith & City Line) and Holland Park (Central Line) underground stations together a network of local bus services serving the surrounding vicinity. Road links include the A40 and A4. Shopping amenities can be found locally within Notting Hill with an extensive range of shops, bars and restaurants being found in Westfields Shopping Centre to the west and Oxford Street to the east. Recreational pursuits can be found locally at the open spaces of Avondale Park and Holland Park.

Description:

Long leasehold ground floor self-contained flat with rear garden requiring modernisation.

Accommodation:

Lower ground floor: Two bedrooms, reception room, kitchen, bathroom/WC, entrance hallway
Outside: Rear garden

EPC rating:

C

Council Tax Band:

E

Lease:

Sold with the benefit of a new long lease for a term of 125 years from completion at a peppercorn ground rent – please refer to the legal documentation on our website for further information.

Potential:

The property may be suitable for a rear extension subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

To view:

Strictly by arrangement with the auctioneer.

