

ST CHARLES SQUARE, W10



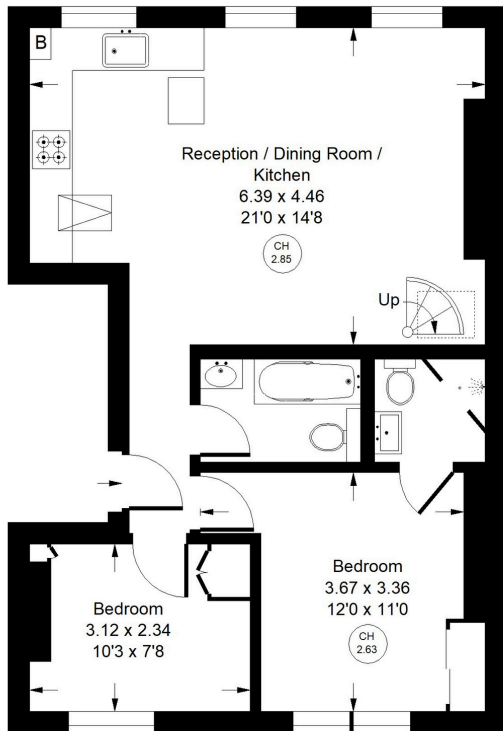


## St Charles Square, W10

An exceptional loft-style apartment set across the top two floors of an elegant period conversion in the heart of North Kensington. This beautifully presented two bedroom property boasts an impressive vaulted reception room flooded with natural light and enjoying attractive west-facing views. A versatile mezzanine level provides the perfect additional entertaining space, study area or home office. The two double bedrooms are generously proportioned, one of which is ensuite and a further family bathroom.

Ideally positioned on the sought-after St Charles Square, the property is moments from the vibrant amenities of Portobello Road and Golborne Road, renowned for their eclectic mix of boutique shops, cafés, restaurants and bars. Excellent transport links are available nearby via Ladbrooke Grove Underground station, providing access to the Hammersmith & City and Circle lines.



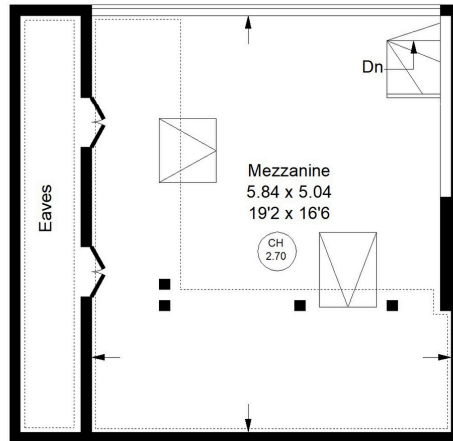


**Second Floor**

Approx. Gross Internal Area = 78.1 sq m / 841 sq ft  
(Excluding Reduced Headroom & Eaves)  
Reduced Headroom & Eaves = 13.5 sq m / 145 sq ft  
Total = 91.6 sq m / 986 sq ft



☐ = Reduced headroom below 1.5 m / 5'0"



**Mezzanine**



St Charles Square, W10 - Leasehold  
Local Authority - Royal Borough of Kensington & Chelsea

- Two Double Bedrooms
- Vaulted Reception Room
- Versatile Mezzanine Level
- West-facing Views
- EPC = TBC
- Council Tax Band = E



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.