

35 St Charles Square
North Kensington, W10

—
£1,475,000



This three double bedroom maisonette on St Charles Square is truly flooded with light. Situated on the top two and a half floors of this well maintained Victorian conversion, it offers great views across Notting Hill and West London. The open plan living room expands over the entire top floor opening up to a fully glass-fronted terrace. The master bedroom has an en-suite bathroom and good built-in storage. There is a further bathroom with a large walk-in shower and two double bedrooms all accessed through the spacious entrance hall.

The entire flat has wooden floors, good ceiling height and generous proportions. The utility room offers extra storage space for laundry and a larder. St Charles Square is located in the Royal Borough of Kensington & Chelsea just moments from the eclectic and extensive array of amenities in Ladbrooke Grove, Golborne Road and Portobello Road.

Reception



Terrace



Bedroom



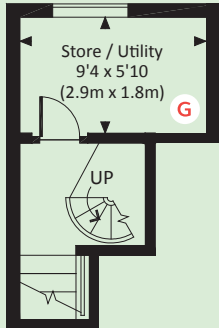
Hallway



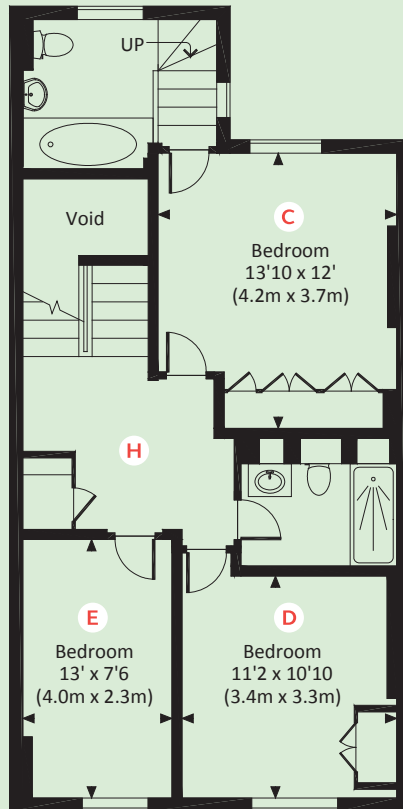
35 St Charles Square – long leasehold

Gross internal area: 127.6 sq m / 1,373 sq ft

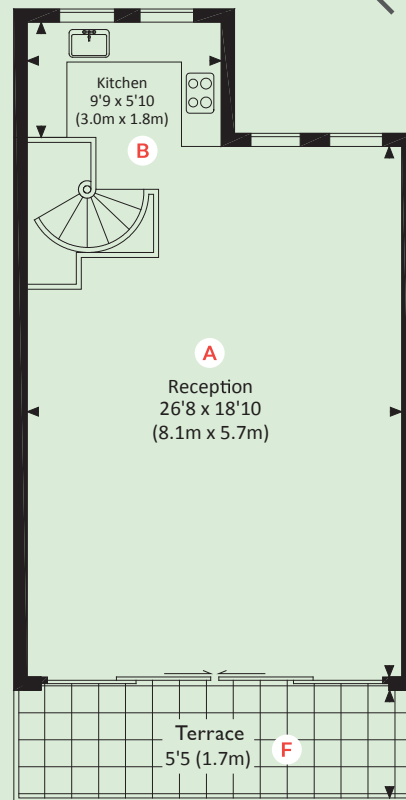
Second floor landing



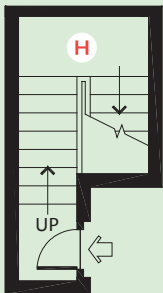
Second floor



Third floor



First floor



Specifications

Rooms

Reception room
Kitchen
3 Bedrooms
2 Bathrooms
Terrace
Utility room
Entrance hall

Total floor space

127.6 sq m / 1,373 sq feet

Borough

Kensington & Chelsea

Council Tax Band

Band F

EPC Rating

Band D

Tenure

Long leasehold, approx.
118 years unexpired

A Reception room
26'8" x 18'10"
8.1m x 5.7m

B Kitchen
9'9" x 5'10"
3.0m x 1.8m

C Bedroom 1
13'10" x 12'
4.2m x 3.7m

D Bedroom 2
11'2" x 10'10"
3.4m x 3.3m

E Bedroom 3
13' x 7'6"
4.0m x 2.3m

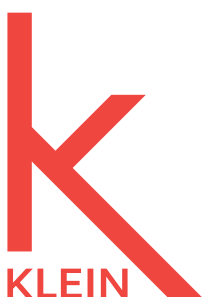
F Terrace
5'5" x 18'10"
1.7m x 5.7m

G Utility room
9'4" x 5'10"
2.9m x 1.8m

H Entrance hall



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2016 www.dowlingjones.com 020 7610 9933



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