

16A, St. Ervans Road, London, W10 5QS

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Family Maisonette



WBM PROPERTY INVESTMENTS LIMITED



A Charming Neighborhood Awaits!

**N**orth Kensingtons 16A St Ervans Road, W10 5QS, blends vibrant cultural diversity with a strong community spirit. Despite economic challenges and higher deprivation, it offers excellent transport links, good schools, and a dynamic local market, making it a unique and resilient part of Kensington and Chelsea.

# The Neighbourhood



The area around 16A St Ervans Road, W10 5QS, in North Kensington, is a vibrant and diverse community within the Golborne Ward of the Royal Borough of Kensington and Chelsea. It offers excellent transport links, with Westbourne Park Underground Station nearby, and a range of schools, making it family-friendly. The neighborhood features a mix of social and private housing, with a lively market on Golborne Road that reflects its cultural diversity. While the area has a lower average household income and higher deprivation levels compared to other parts of Kensington and Chelsea, it retains a strong community spirit and rich cultural heritage.





16A St Everton Road, W10 5QS, offers diverse job opportunities, strong educational institutions, comprehensive healthcare, and excellent transport links. The area boasts a rich culinary scene, vibrant cultural heritage, and ample sports and leisure facilities, making it a dynamic and well-connected location for both residents and visitors

## **JOB OPPORTUNITIES**

16A St Everton Road, W10 5QS, is near central London, offering job opportunities in retail, hospitality, and small businesses. The area's proximity to major commercial hubs in Notting Hill and Paddington provides roles in finance, technology, and creative industries, with additional opportunities in nearby healthcare facilities.

## **EDUCATIONAL EXCELLENCE**

The area features strong educational options, including Bevington Primary and All Saints Catholic College. Proximity to central London allows access to prestigious universities like Imperial College London, making it a desirable location for families focused on academic achievement.

## **HEALTHCARE**

Residents have access to comprehensive healthcare services, with the St Charles Centre for Health and Wellbeing offering primary and specialized care. Major hospitals, such as St Mary's in Paddington, are nearby, providing advanced medical treatments and emergency services.

## **TRANSPORT**

The area is well-connected with Westbourne Park Underground Station nearby, providing access to the Circle and Hammersmith & City

lines. Multiple bus routes and major road networks offer convenient travel options, ideal for commuting across London..

## **CULINARY DELIGHTS**

The culinary scene around 16A St Everton Road is diverse, featuring Moroccan, Portuguese, and Caribbean eateries on Golborne Road. The area's vibrant food culture is enhanced by local markets and the trendy dining spots of nearby Notting Hill.



## **CULTURAL ENRICHMENT**

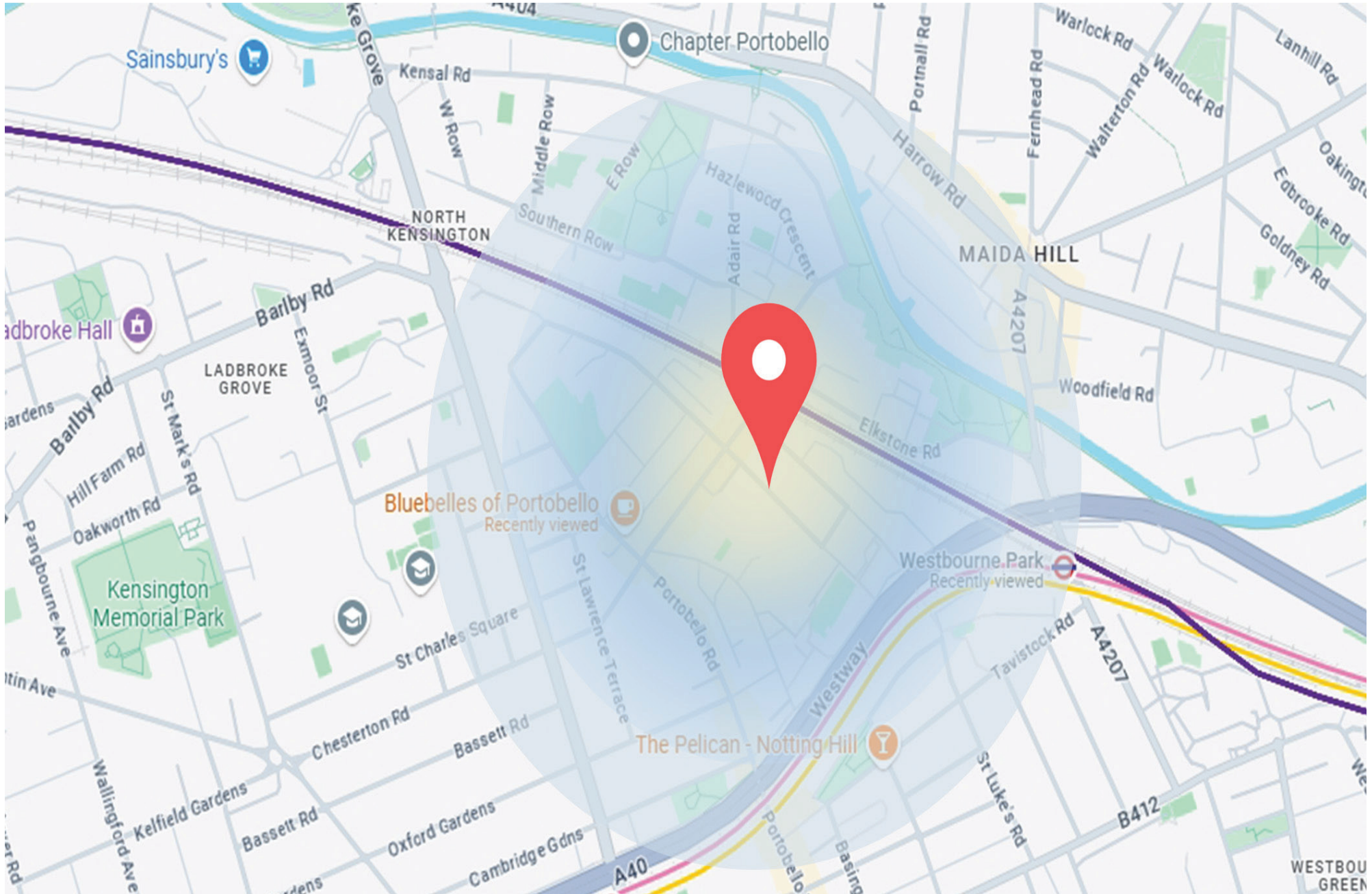
Cultural diversity is a hallmark of this area, with Golborne and Portobello Roads hosting markets, galleries, and events like the Notting Hill Carnival. The community celebrates its multicultural heritage through various festivals, with central London's cultural venues easily accessible.

## **SPORTS AND LEISURE**

Residents enjoy access to sports and leisure facilities like Little Wormwood Scrubs for outdoor activities and Kensington Leisure Centre for fitness. Nearby Queens Park Rangers Football Club and central London's sports venues offer additional options for an active lifestyle



Essential Proximity: Public Transport, Schools, Parks, Healthcare, Railway station etc.





## Essential Proximity: Central London area, Notting Hill, Ladbroke Grove & Westbourne Park Underground Railway Station



**Central Location:** Located at 16a, St. Ervans Road, offering easy access to the bustling heart of London with close proximity to all its amenities and attractions.

**Excellent Transport Links:** Conveniently close to Ladbroke Grove and Westbourne Park Underground stations, providing quick access to the Circle, Hammersmith & City lines, and major railway connections for seamless commuting across London

**Thriving Community:** Located in a dynamic and sought-after neighborhood with a blend of historic charm and modern conveniences.

**Nearby Attractions:** Minutes away from popular destinations like Notting Hill, Portobello Market, and Hyde Park, offering unique shopping, dining, and leisure experiences.

**Educational Institutions:** Close to reputable schools, colleges, and universities, ideal for families or students looking to reside in Central London.

**Future Growth Potential:** Set in a developing area with potential for property value appreciation, appealing to both homeowners and investors.

## PROPERTY

- FAMILY MAISONETTE WITH - BED-ROOMS, LOUNGE, KITCHEN & DINING, AND A BALCONY
- FULLY DOUBLE GLAZING
- TENURE: LEASEHOLD
- GARDEN: REAR
- PARKING: ON-ROAD
- EPC RATING: C
- LISTED BUILDING: NO
- BEDROOMS: 3
- LOUNGE: 1
- KITCHENS & DINING: 1
- BATHROOMS: 1
- TOILET: 1
- SIZE: 796.529 FT<sup>2</sup> (74 SQM)

## FINANCIAL

- GUIDE PRICE: £850,000
- GROSS ANNUAL RENT (ERV): £ 33,252
- GROSS MONTHLY RENT (ERV): £2,771
- GROSS YIELD: 3.9%

## KEY FEATURES

- GREAT LOCATION
  - GOOD TRANSPORT LINKS
  - FULLY REFURBISHED
  - MODERN KITCHEN
  - MULTIPLE BEDROOMS
  - SMALL GARDEN
  - DRIVEWAY
  - CONVENIENT LOCATION
  - QUIET NEIGHBORHOOD
  - FUTURE DEVELOPMENT OPTIONS
1. THE GROUND LEVEL LOUNGE AREA HAS CAPACITY FOR AN ADDITIONAL BEDROOM.
  2. OR PERHAPS A BEDROOM MIGHT TAKE THE PLACE OF THE UPPER BATHROOMS, AND TWO TOILETS COULD BE MOVED TO THE LIVING ROOM AND BEDROOM 2.



# Lounge Area





# Lounge Area





# Kitchen and Dining Area



# Bedrooms 1





# Bedrooms 2



# Bedroom 3





# Hallway area



# Bathroom and Toilet





## ACCOMMODATION



LOUNGE

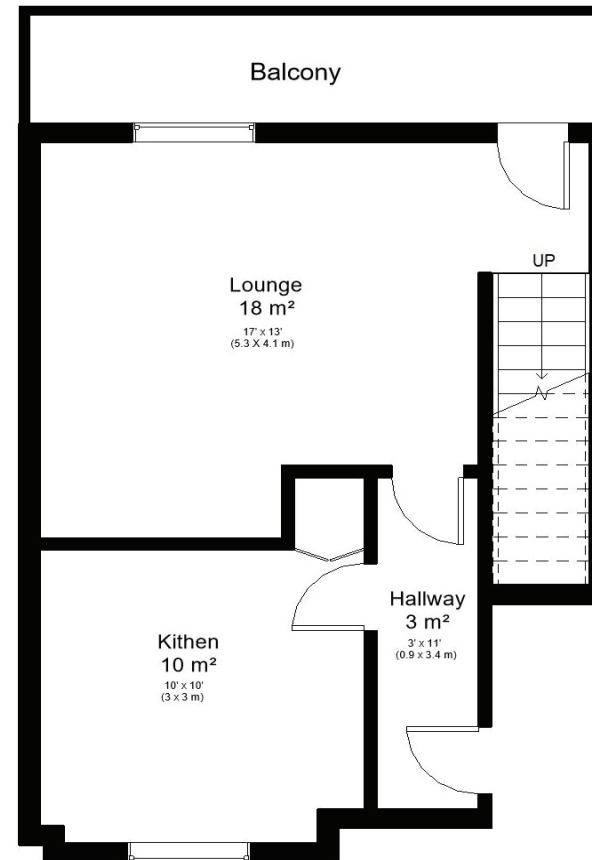


KITCHEN



STORAGE

	Sq M	Sq FT
Kitchen & Dining	10	107
Lounge	18	193
Hallway	3	32



Ground Floor

Total Internal Area (approx.) 43 sq.m. or (462 sq.ft.)  
Balcony Area: 7 sq.m. (75 sq.ft.)

## GROUND FLOOR

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurement of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, system and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

## ACCOMMODATION



3 BEDROOMS

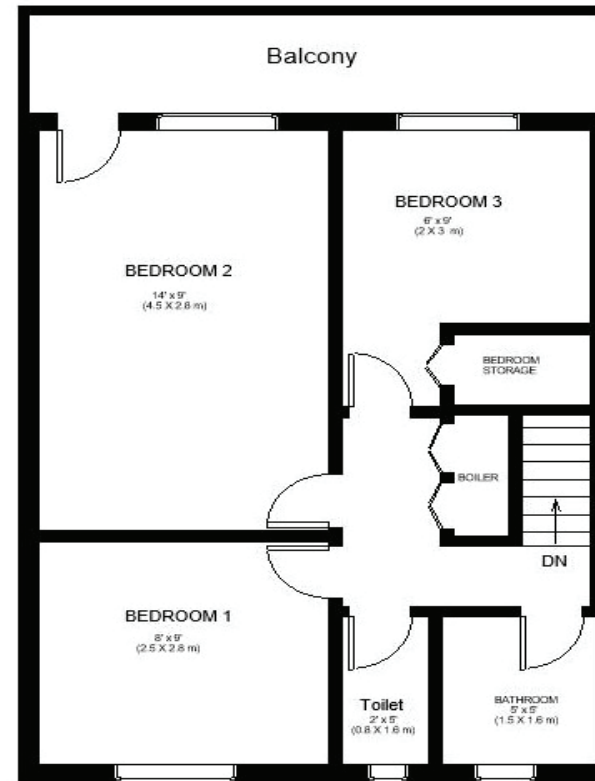


1 BATHROOM & 1 TOILET



STORAGE AREA

	Sq M	Sq FT
Bedroom 1	6.6	72
Bedroom 2	11.7	126
Bedroom 3	5	54
Toilet	0.9	10
Bathroom	2.3	25



First Floor

Total Internal Area (approx.) 46 sq.m. or (495 sq.ft.)  
Balcony Area: 7 sq.m. (75 sq.ft.)

## FIRST FLOOR

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