



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

Discover this spacious 3-bed maisonette on a peaceful street near Portobello's amenities. With 2 levels of bright living space, great storage, and top transport links, it's a perfect retreat.

Guide Price: £ 800,000

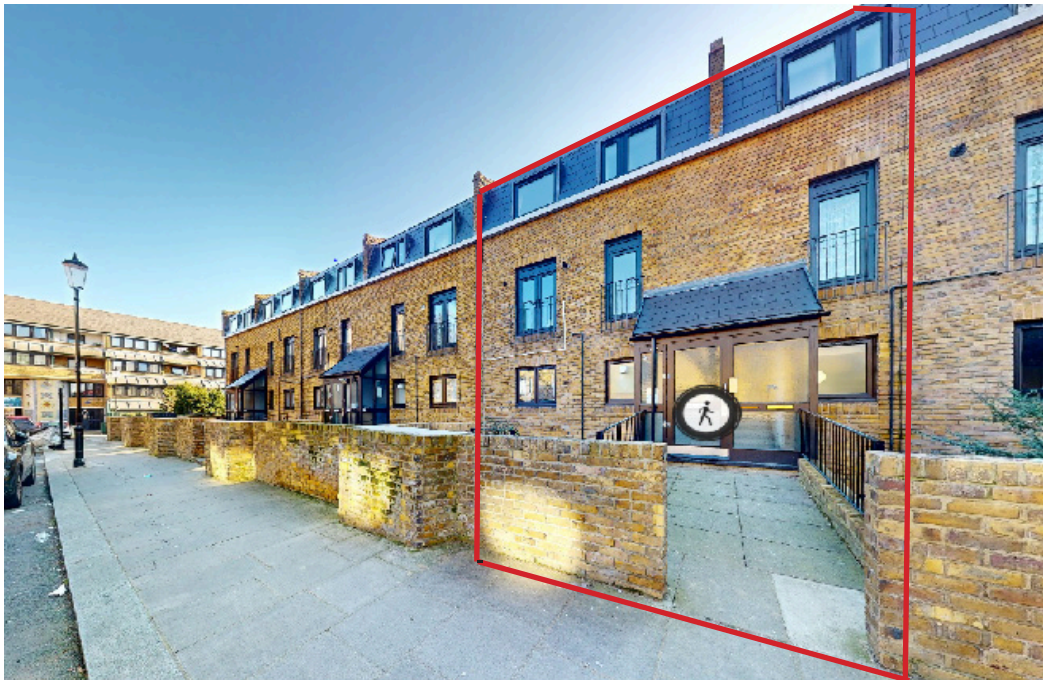


WBM PROPERTY INVESTMENTS LIMITED

A Charming Neighborhood Awaits!

North Kensington's 16A St Ervans Road, W10 5QS, blends vibrant cultural diversity with a strong community spirit. With an evolving landscape and growing investment potential, it offers excellent transport links, good schools, and a dynamic local market, making it an attractive and resilient part of Kensington and Chelsea.

The Neighbourhood



Located in the vibrant and diverse Golborne Ward of North Kensington, the area around 16A St Ervans Road, W10 5QS, offers an exciting blend of cultural richness and community spirit, making it a unique place to call home. With excellent transport links, including the nearby Westbourne Park Underground Station, and a range of well-regarded schools, this family-friendly neighborhood is both convenient and accessible. The lively Golborne Road market adds to the area's charm, showcasing its multicultural heritage with an array of food, fashion, and art. Featuring a mix of social and private housing, this thriving community balances its rich history with a warm, welcoming atmosphere, perfect for those seeking a dynamic and inclusive lifestyle in the heart of Kensington and Chelsea.



DESCRIPTION:

Discover this spacious 3-bedroom maisonette located on a peaceful street near the vibrant amenities of Portobello Road, London. Spread across two levels, the property boasts bright, airy living spaces, with large windows that flood the rooms with natural light. The home offers ample storage solutions throughout, making it ideal for family living. With convenient transport links nearby, you'll have easy access to all that London has to offer. Whether you're relaxing at home or exploring the local area, this maisonette provides a perfect retreat for those seeking comfort and convenience in a prime location.

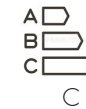
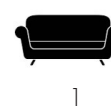
Future Development:

The ground floor lounge offers the possibility to add an extra bedroom. Alternatively, the upper bathrooms could be converted into a bedroom, with two toilets relocated to the living room and bedroom 2.

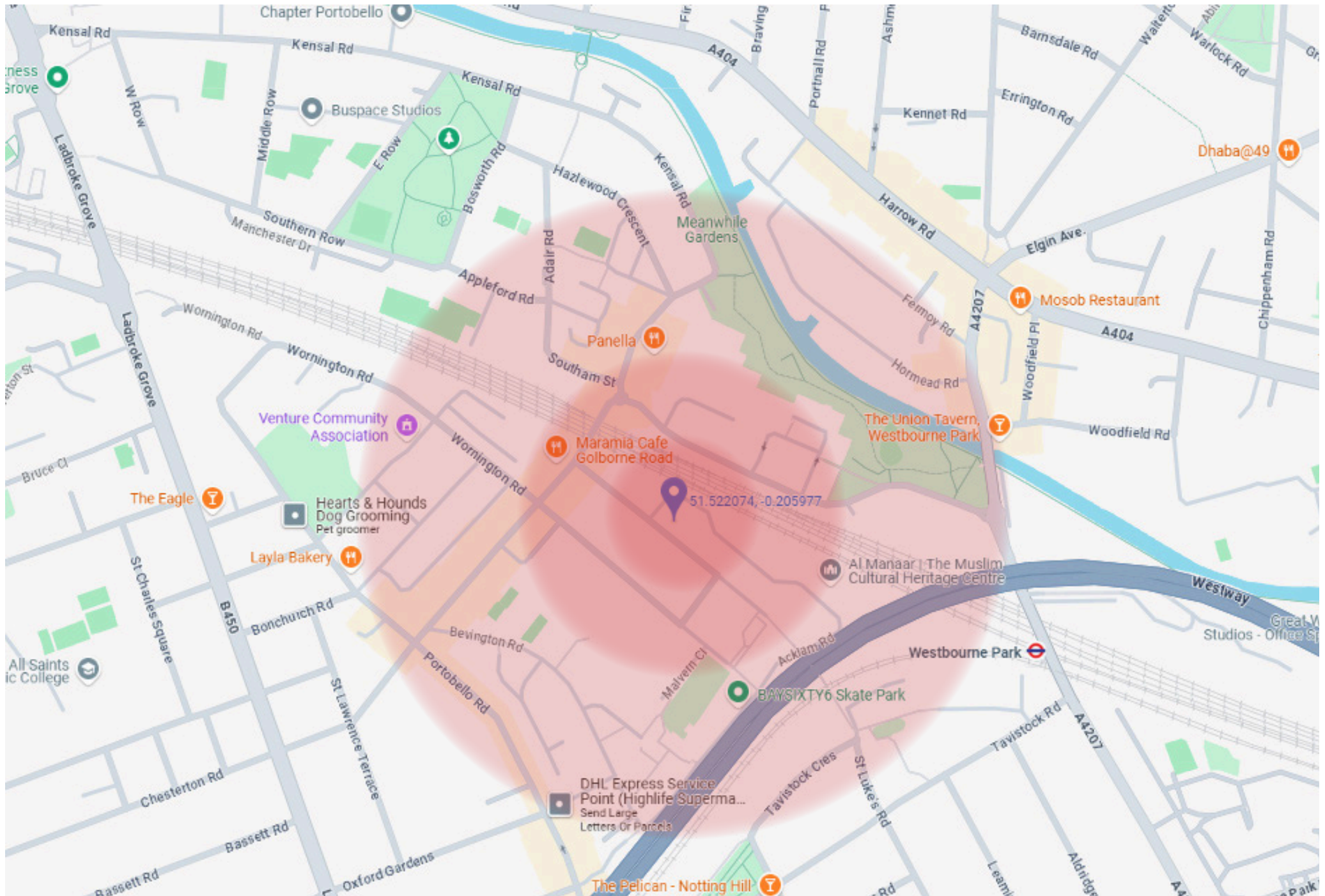
To view the property virtually,

Click on the link: <https://my.matterport.com/show/?m=JSzxohx8crV>

	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
Kitchen & Dining	10	107
Lounge	18	193
Hallway	3	32



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



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: 968 FT² (90 SQM)

FINANCIAL

- GUIDE PRICE: £800,000
- 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
- THE GROUND LEVEL LOUNGE AREA HAS CAPACITY FOR AN ADDITIONAL BEDROOM.
- 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



Bedroom Area



FABULOUS,
NATURAL LIGHT
AND GENEROUS
PROPORTIONS

Kitchen & Bathroom Area



ACCOMMODATION



LOUNGE



KITCHEN



STORAGE



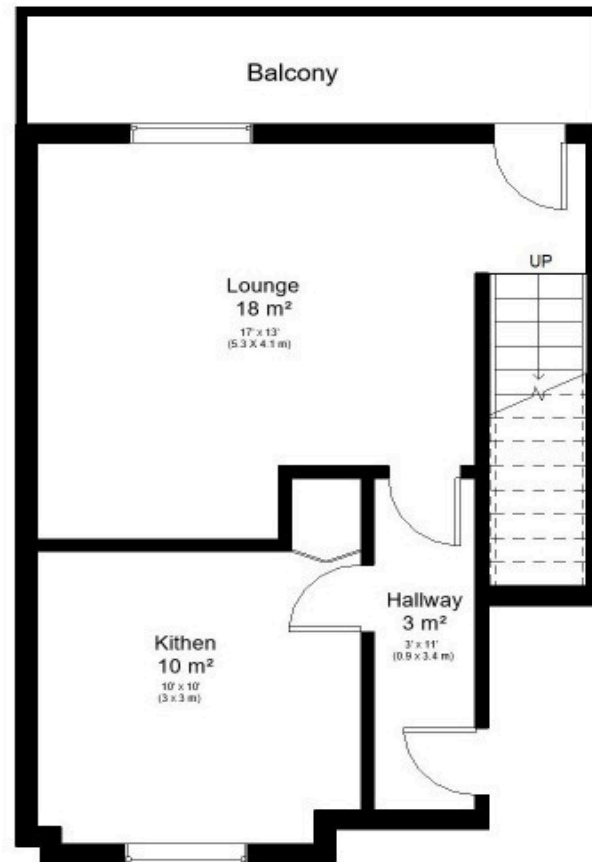
BEDROOM



BATHROOM



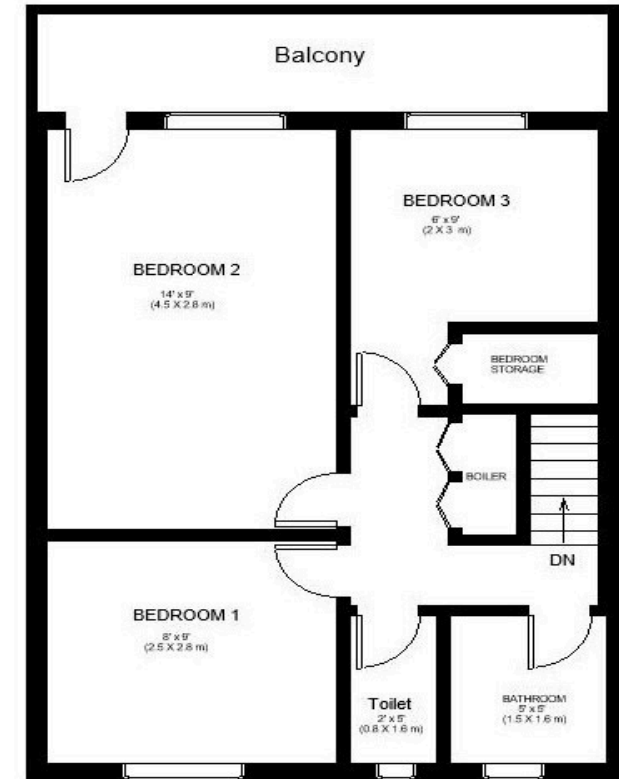
UTILITY



Ground Floor

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

GROUND FLOOR



First Floor

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

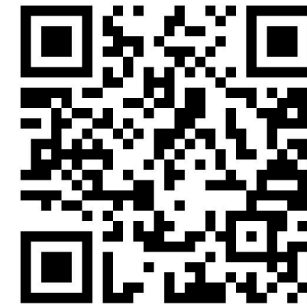
FIRST FLOOR

[To view property virtually](#)

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.

Contact Us!

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WBM Property Investments Ltd.
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Local Authority

Kensington and Chelsea Council

Services

Existing services include water, gas and electricity.

Guide Price

Freehold offers invited in the range of
£ 800,000

Money Laundering

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.