



HUNTERS[®]
HERE TO GET *you* THERE



St Quintin Avenue, Ladbroke Grove, London, W10

Asking Price £450,000



****Notice of Offer**** We advise that an offer has been made for the above property in the sum of £450,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

A well priced two bedroom apartment, converted from the first floor of an imposing period property.

Consisting of an entrance hallway, reception room, separate kitchen, large bedroom with walk in wardrobe area and a bathroom.

The property is sold as seen, chain-free, with a short-lease.

St Quintin's Avenue provides a peaceful, tree-lined setting in the heart of London, just a stone's throw from Wormwood Scrubs Open Space and ideally positioned for access to Ladbroke Grove & Latimer stations, and the vibrant shops and restaurants of Westbourne Grove.

EPC RATING: C

Call Hunters now to arrange a viewing.

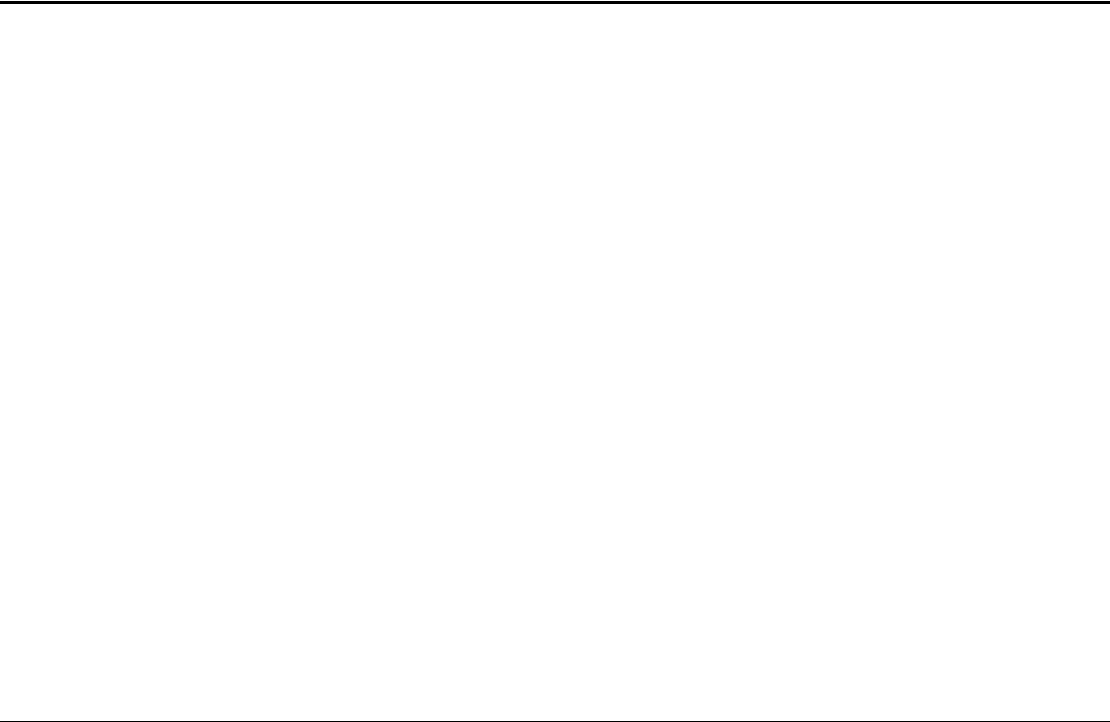
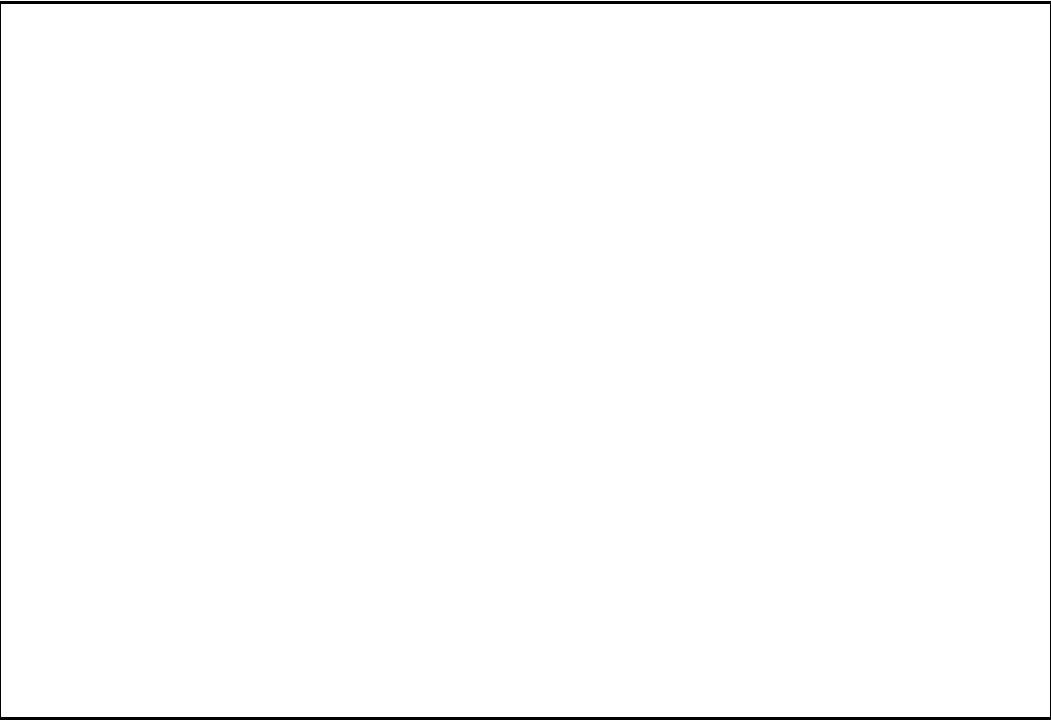
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KEY FEATURES

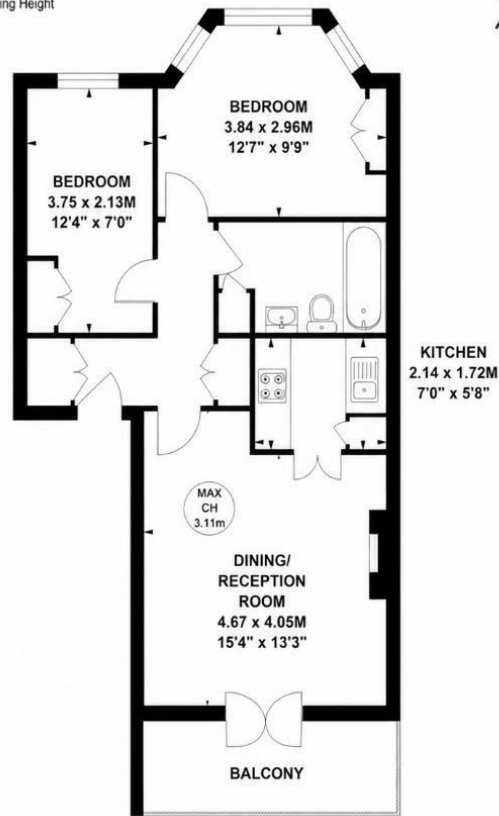
- Two Bedroom Period Conversion Flat
 - Private rear balcony
- Over 551 sq.ft of internal living space
 - Sold chain-free
 - Short lease attached
 - Modernised throughout
- Close proximity to Ladbroke Grove station
& amenities



St. Quintin Avenue, W10

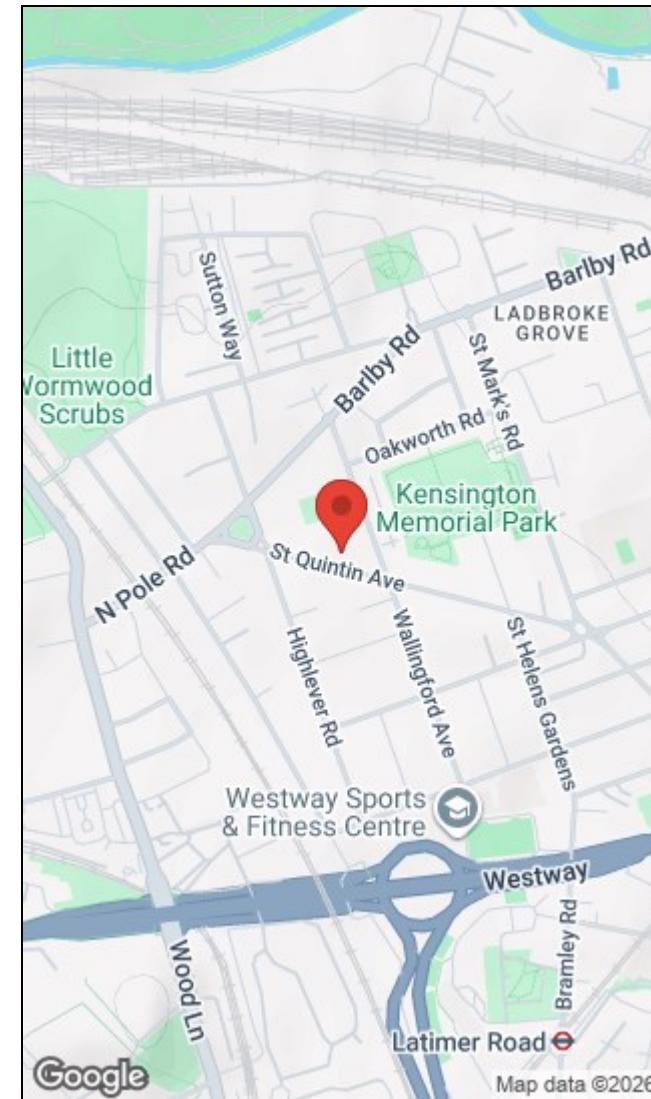
Approximate gross internal area
51.19 sq m / 551 sq ft

Key :
CH - Ceiling Height



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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