



St Charles Square, Notting Hill, W10

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



# St Charles Square, Notting Hill, W10

## Freehold Investment Opportunity

A well maintained 3,287 sqft freehold block of flats with rear garden. Benefiting from 100% occupation and a current rental income of circa £192,000pa (6.3% gross rental yield).

The building has been recently refurbished with individual flats all having been updated within the last 2 or 3 years.

St Charles Square is located close to Ladbroke Grove, Golborne Road, Portobello Road and all the other amenities of Notting Hill. Ladbroke Grove underground station is 0.3 miles away (Circle and Hammersmith and City).

Freehold block of flats | Self-contained two bedroom lower ground floor flat with garden | Raised ground floor one bedroom flat | Eight studio apartments | Three shared bathrooms | 100% rental occupation generating circa £185,000pa | Potential to extend and reconfigure (STP) | EPC Rating C

## Terms

**Tenure:** Freehold

**Council Tax:** Band E

**Local Authority:** The Royal Borough of Kensington and Chelsea

**Asking Price:** OIEO £3,000,000

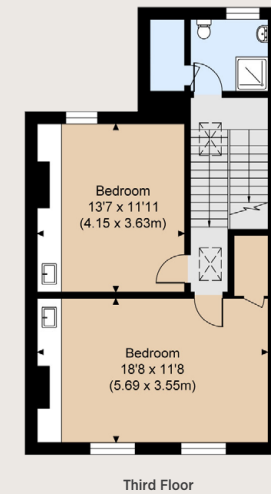
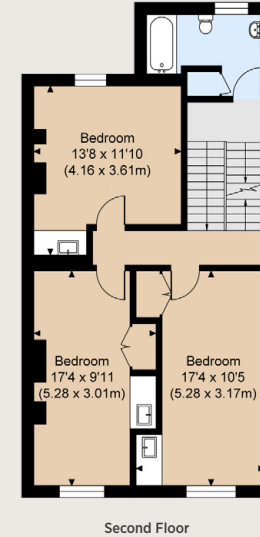
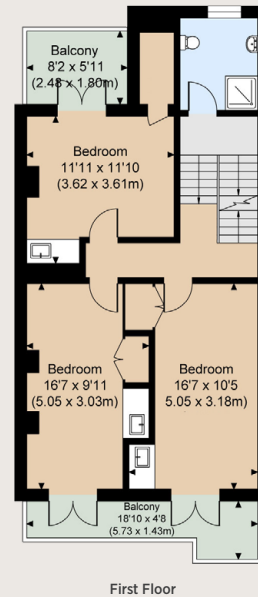
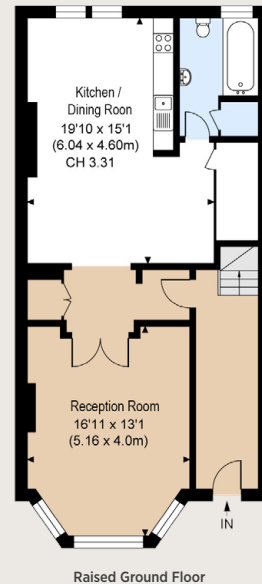
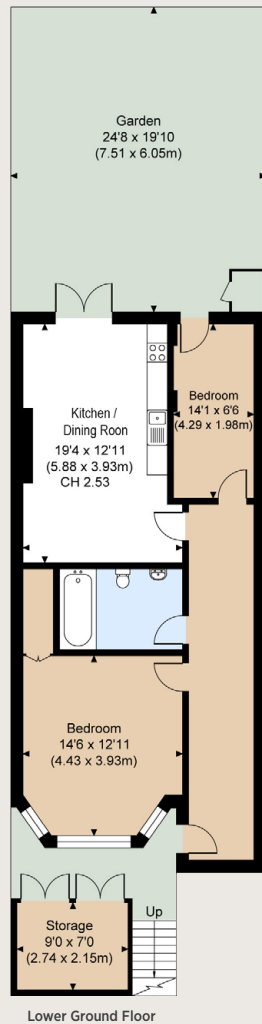








Approximate gross internal area 3,287 sq ft (305.39 sq m) excluding lower ground storage  
 Lower ground storage area 63 sq ft (5.89 sq m)  
 Total area 3,351 sq ft (311.28 sq m)  
 For identification purposes only.



## Notting Hill

303 Westbourne Grove, London, W11 2QA

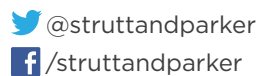
**020 7221 1111**

nottinghill@struttandparker.com

struttandparker.com

### IMPORTANT NOTICE

Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken February 2024. Particulars prepared February 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.



Over 45 offices across England and Scotland,  
 including Prime Central London

**For the finer things in property.**

