



# St Helens Gardens W10

£850,000

2 bedroom apartment for sale

## Let

## Description

A well-proportioned and recently modernised ground floor two bedroom apartment with high ceilings within this part stucco-fronted period conversion. St Helens Gardens is moments from the local shops and cafes and also within walking distance of Portobello Road. Latimer Road Underground Station is within close proximity (Circle, Hammersmith and City Lines).

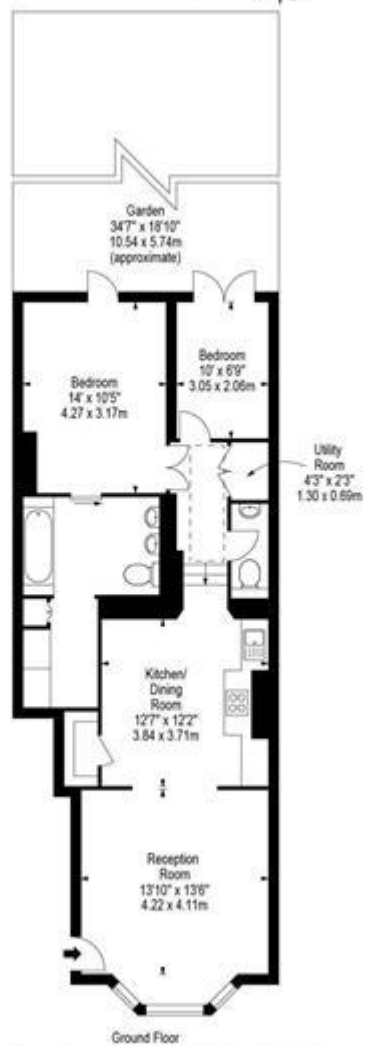
## Material Information

Council Tax Band: E

Tenure: Leasehold (985 years)



St. Helens Gardens, W10



Approx Gross Internal Area 827 Sq Ft - 76.83 Sq M  
Floor Plan Supplied For Identification Purposes Only And May Not Be Accurate  
Floor Plan by [www.elegantmediasolution.com](http://www.elegantmediasolution.com)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	53	46	51
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>).

Viewing by appointment only  
 Milton Stone - Head Office  
 53 Abingdon Road, London W8 6AN  
 Tel: 0207 938 2311 Email: [lh@miltonstone.com](mailto:lh@miltonstone.com) Website: <http://www.miltonstone.com>

