



St. Stephens Gardens, W2

£895,000 *Share of Freehold*



An elegant First Floor Two Bedroom Period Apartment with a South-Facing Terrace in the Heart of Notting Hill.

KEY FEATURES

- First Floor Apartment
- South Facing Terrace
- 2 Bedrooms
- Green Outlook
- Abundance of Natural Light
- Period Features



Notting Hill Sales

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DESCRIPTION

Occupying the first floor of an attractive period building on one of Notting Hill's most sought-after locations, this bright and well-proportioned two-bedroom apartment combines charming period features with excellent entertaining space. The property offers a generous reception room with high ceilings and large sash windows, creating an abundance of natural light throughout the day. Stairs lead to the kitchen which opens directly onto a delightful south-facing private terrace, providing a wonderful setting for al fresco dining and outdoor relaxation. There are two comfortable double bedrooms, both with access to the front balcony, and a bathroom. The apartment further benefits from attractive views to the rear and excellent natural light throughout.

LOCATION

St. Stephens Gardens is a highly regarded tree-lined address situated in the heart of Notting Hill, moments from the fashionable boutiques, cafés and restaurants of Westbourne Grove and Portobello Road. The wide-open spaces of Kensington Gardens and Hyde Park are within easy reach, while excellent transport links are provided by Royal Oak, Westbourne Park, Paddington and Bayswater Underground stations, offering convenient access across London via the Elizabeth, Circle, District, Hammersmith & City and Central lines. The area is renowned for its vibrant atmosphere, elegant architecture and strong sense of community, making it one of West London's most desirable residential locations.

MATERIAL INFORMATION

Tenure: Share of Freehold

Term: 981 year and 3 months

Service Charge: £1066 per annum

Council Tax Band: G (Westminster)

EPC rating: D

Is the property listed: Property is not listed

Utilities:

Electricity supply: Mains

Sewerage supply: Mains

Water supply: Mains

Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	64	71
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



For more information, scan the QR code or visit the link below



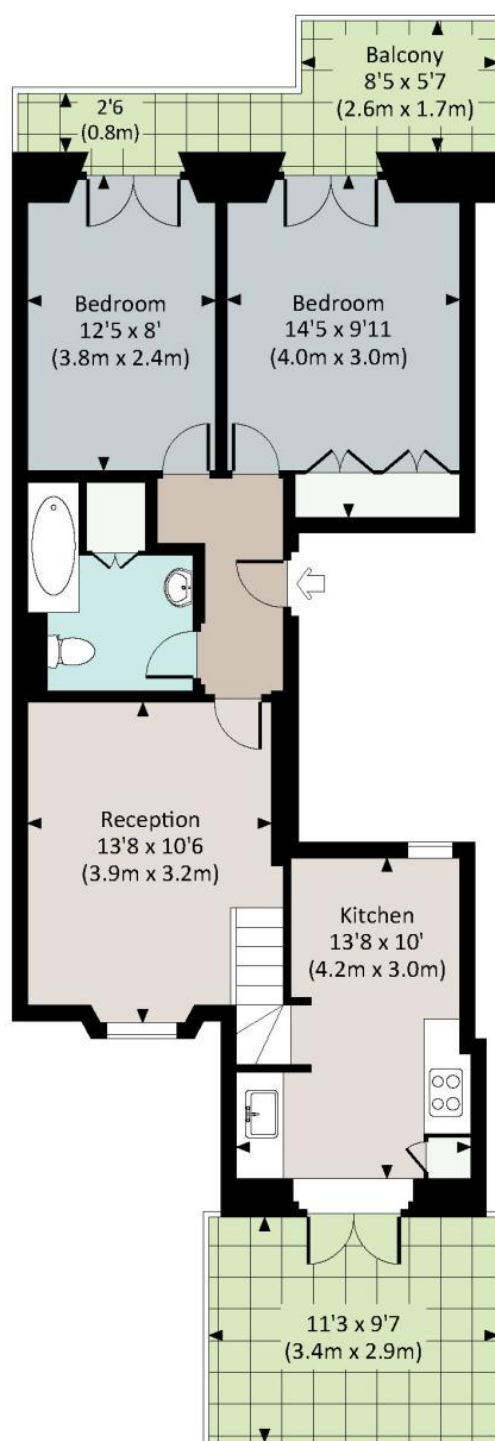
<https://www.winkworth.co.uk/sale/property/NHS250109>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



ST. STEPHENS GARDENS, W2

Approx. gross internal area
609 Sq.Ft. / 56.6 Sq.M.



FIRST FLOOR



All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2014
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