



ST. STEPHENS CRESCENT, W2
£685,000 SHARE OF FREEHOLD

**A VERY IMPRESSIVE RAISED GROUND FLOOR APARTMENT, WITH
WONDERFULLY HIGH CEILINGS, IN THIS PEACEFUL NOTTING HILL
LOCATION OVERLOOKING THE ICONIC ST. STEPHEN'S CHURCH.**

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Westbourne Grove, London, W11 2RH

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SUMMARY:

A very impressive raised ground floor apartment, with wonderfully high ceilings, in this peaceful Notting Hill location overlooking the iconic St. Stehen's Church. Extending to 482 sq. ft in total, the accommodation comprises; open plan kitchen/reception room and ensuite bedroom to the rear, with a mezzanine study area above, accessed via a staircase. Fully refurbished in recent years by the current owner the property benefits from wooden floor throughout, a luxurious ensuite shower room, a modern kitchen with integrated appliances, and very large sash windows both front and back.

LOCATION:

St. Stephens Crescent is a peaceful, attractive crescent of imposing stucco fronted houses encircling St Stephens Church, just off Westbourne Park Road, to the east of Chepstow Road. Well located for transport, it is just a short walk from Royal Oak tube station, within easy walking distance of Queensway and close to Paddington Station and the Elizabeth Line / Heathrow Express. It is also just around the corner from the local hangouts The Cow and The Westbourne, and close to the fashionable shops and restaurants of Westbourne Grove and Portobello Road.

ADDITIONAL INFORMATION

Electricity – Mains

Water – Mains

Sewerage – Mains

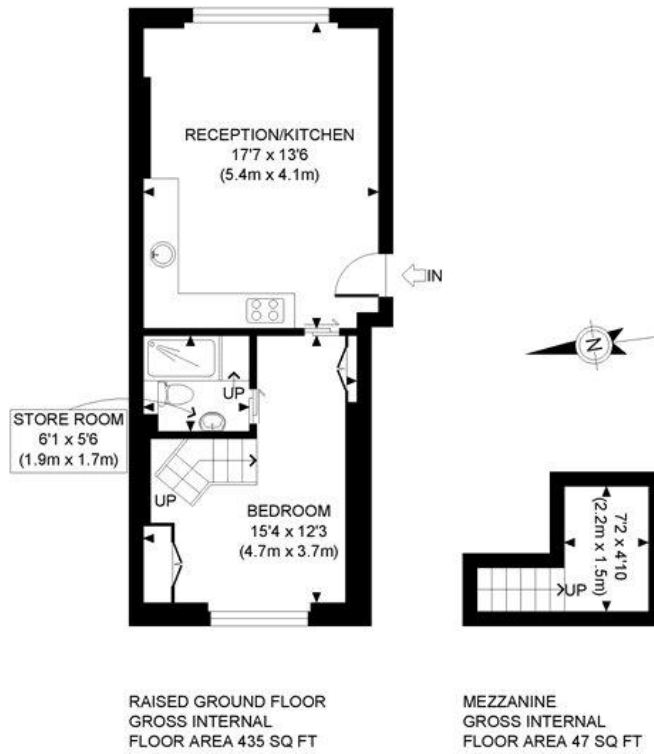
Heating – Gas

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

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

The property is located in a conservation area.





APPROX. GROSS INTERNAL FLOOR AREA: 482 SQ FT/ 45 SQM

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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, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold

Term: 991 year and 10 months

Service Charge: £1,800 per annum

Council Tax Band: C (Westminster)

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.

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