



**GROUND & LOWER MAISONETTE, CHEPSTOW ROAD, LONDON, W2**  
**£1,195,000 SHARE OF FREEHOLD**

**AN OWN FRONT DOOR, TWO BEDROOM, TWO BATHROOM GROUND AND LOWER MAISONETTE WITH A PRIVATE WEST FACING TERRACE.**

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk

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### DESCRIPTION:

This spacious maisonette extends to 1,034 sq.ft, has its own private entrance and is laid out over two floors (ground and lower). The property comprises two spacious double bedrooms with plenty of built in storage, two refurbished en-suite bathrooms, a separate WC and a large open plan living space with wooden floors on the ground floor. The living area benefits from an abundance of natural light through the large glass windows which also act as walls to the kitchen with doors leading to the private west facing terrace.



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### Utilities:

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>

### LOCATION:

Chepstow Road is an attractive, tree lined, residential street running north from Westbourne Grove, a short walk to all the amenities of Westbourne Grove and Ledbury Road and within easy walking distance of the transport facilities at Notting Hill Gate, Bayswater, Royal Oak, Queensway and Paddington.



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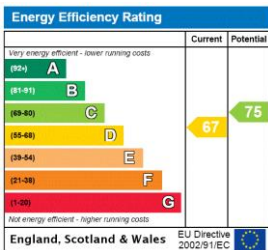
APPROX. GROSS INTERNAL FLOOR AREA: 1034 SQ FT/ 96 SQM

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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.

PROPERTY PHOTO PLANS

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.



**Tenure:** Share of Freehold

**Term:** 99 year and 2 months

**Service Charge:** £2,021 per annum

**Council Tax Band:** D (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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