



ST. STEPHENS GARDENS, W2  
£995,000 LEASEHOLD

**RAISED GROUND FLOOR, 2 BEDROOM, 2 BATHROOM  
APARTMENT, OVERLOOKING COMMUNAL GARDENS IN  
THIS EXCELLENT NOTTING HILL LOCATION.**

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

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## DESCRIPTION:

A Raised Ground Floor, 2 Bedroom, 2 Bathroom Apartment, overlooking communal gardens in this excellent Notting Hill Location. This wonderfully presented apartment extends to 664 sq.ft and comprises; entrance hall, open plan reception room and kitchen, two large double bedroom, one ensuite and a further shower room. Particular features of the flat include; a sleek modern design and finish, wooden flooring throughout, large window in the reception room overlooking the gardens, understairs storage and two shower rooms.

## Utilities:

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Gas

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

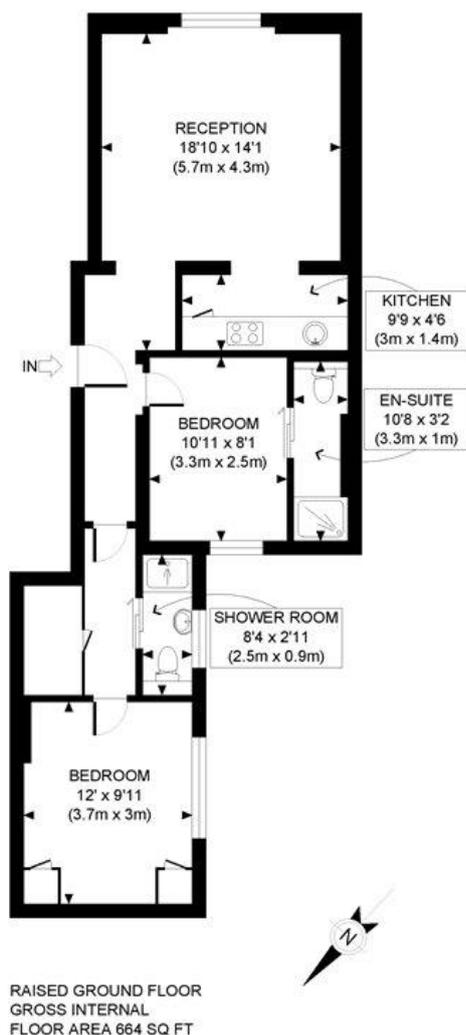
Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## LOCATION:

St Stephens Gardens is an imposing garden square located to the northern end of Chepstow Road, just around the corner from the popular hangouts The Cow and The Westbourne, and within easy walking distance of the shops and restaurants of Westbourne Grove.







APPROX. GROSS INTERNAL FLOOR AREA: 664 SQ FT/ 62 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:** Leasehold

**Term:** 111 year and 4 months

**Service Charge:** £1,488 per annum

**Ground Rent:** £10 Annually (subject to increase)

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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