



ST. STEPHENS GARDENS, W2  
**£600,000 SHARE OF FREEHOLD**

**AN EXCEPTIONAL ONE-BEDROOM FLAT SITUATED ON THE RAISED  
 GROUND FLOOR OF A CHARMING TERRACED PERIOD CONVERSION,  
 IN THIS INCREDIBLY WELL CONNECTED NOTTING HILL LOCATION**

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

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## DESCRIPTION:

An exceptional one-bedroom flat situated on the raised ground floor of a charming terraced period conversion, in this incredibly well-connected Notting Hill location. This bright flat is situated on the raised ground floor and is presented in excellent condition throughout. The accommodation extends to 441 sq.ft and comprises; entrance hall, open-plan kitchen reception room, one bedroom with built in wardrobes and overlooking the rear and a bathroom in between.

## ADDITIONAL INFORMATION

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Gas

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

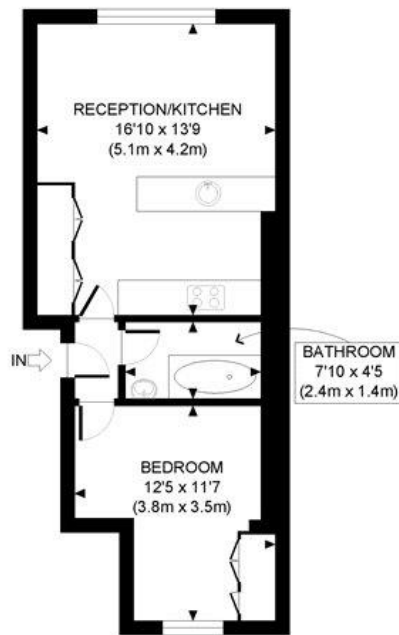
Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## LOCATION:

St Stephens Gardens is a peaceful cul-de-sac of imposing period buildings running off the quieter eastern end of Westbourne Park Road, just around the corner from the popular local hangouts of the Cow and the Westbourne and within easy walking distance of the amenities of Westbourne Grove. Royal Oak Underground station is a short walk away.







RAISED GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 416 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 416 SQ FT/ 39 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	70	76
(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:** 988 year and 11 months

**Service Charge:** £3,380 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**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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