

ST. STEPHENS GARDENS, W2
£935,000 SHARE OF FREEHOLD

A WONDERFULLY BRIGHT AND SPACIOUS GROUND FLOOR FLAT IN A BEAUTIFUL PERIOD BUILDING.

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

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DESCRIPTION:

Entered on the raised ground floor of this beautiful period building, the flat comprises stunning sitting / dining room filled with period features including high ceilings, fireplace and a grand sash window with original shutters. The property further benefits from a modern kitchen, separate w/c and shower room, and spacious bedroom to the rear. There are two large storage cupboards within the flat and there is a large shared terrace accessed from the communal hallway.

The property is located in a conservation area.

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>

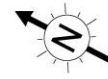
LOCATION:

St Stephens Gardens is a peaceful cul de sac off Westbourne Park Road just behind the Church of St Stephens Gardens, around the corner from the popular Notting Hill hangouts The Cow and The Westbourne. It is within easy walking distance of the amenities of Westbourne Grove and Portobello Road and benefits from excellent bus links on Chepstow Road and the tube stations at Royal Oak and Westbourne Park Road - Paddington Station is approx. 1 mile, with the Heathrow Express, Elizabeth Line and Rail services.



St Stephens Gardens W2 5QX

Approx Gross Internal Area = 56.4 sq m / 607 sq ft



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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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			
(91-100) A			80
(81-90) B			
(69-80) C			
(54-68) D			
(39-53) E			
(21-28) F		69	69
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold

Term: 980 year and 9 months

Service charge: £900

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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