



Chepstow Road, London, W2
£3,250,000 *Freehold*

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A NOTTING HILL HOME FULL OF WARMTH, CREATIVITY, AND CHARM THAT CAPTURES THE CREATIVE SPIRIT AND FASHIONABLE AESTHETIC OF THE NEIGHBOURHOOD.



Notting Hill Sales
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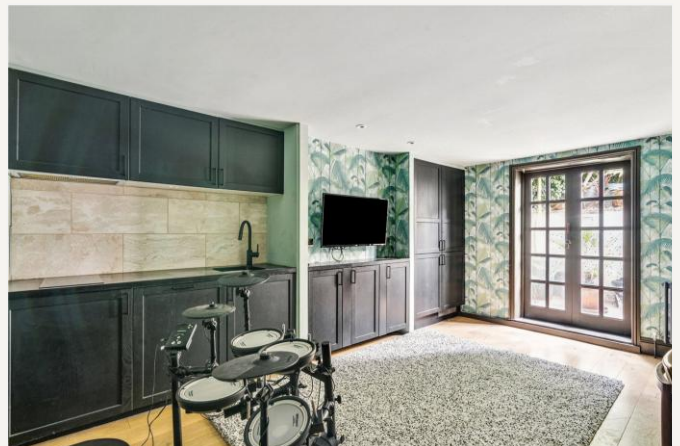
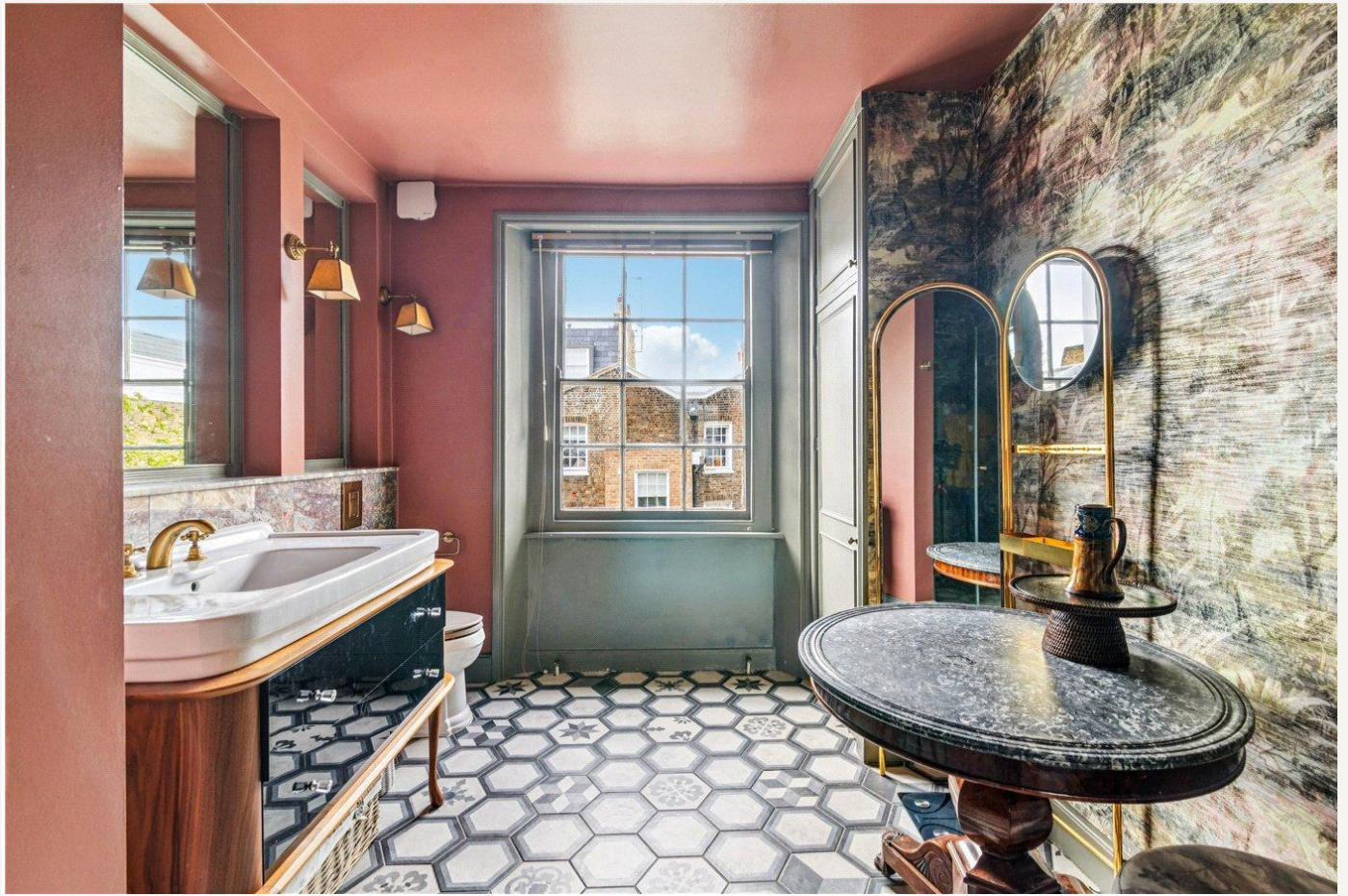
for every step...



This is a Notting Hill home full of warmth, creativity, and charm that captures the creative spirit and fashionable aesthetic of the neighbourhood while remaining wonderfully practical. Thoughtfully reimagined to be a perfect entertaining space, it weaves its 200-year history into a bright, modern layout that works beautifully for today. The main floors flow naturally between cooking, dining, and entertaining, while the lower level with its separate access, from the front and to the garden, offers flexible space for a playroom, teenage quarters, guest suite, or nanny flat.

Set on one of Notting Hill's most well-known tree-lined streets, it's just a few minutes' walk from the area's leading nurseries, schools, cafés, and restaurants — the perfect setting for family life in the heart of West London. 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.





MATERIAL INFO

Tenure: Freehold
Council Tax Band: H & C (Westminster)
EPC rating: D

CHEPSTOW ROAD, W2

APPROXIMATE GROSS INTERNAL AREA

2521 Ft² - 234 M²

(Including Boiler & Reduced Height)

Boiler : 10 Ft² - 0.91 M²

Reduced Height : 44 Ft² - 4.10 M²

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Key :
CH - Ceiling Height



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	74 C
39-54	E		
21-38	F		
1-20	G		

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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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