



ST. STEPHEN'S GARDENS, W2
£1,100,000 SHARE OF FREEHOLD

**A FABULOUS FIRST FLOOR, TWO BEDROOM
APARTMENT WITH BALCONY ON THIS PEACEFUL
NOTTING HILL CUL-DE-SAC.**

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

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DESCRIPTION:

This elegantly proportioned apartment, sits on the first floor of a stucco fronted period building and features wonderful ceiling heights and natural light throughout, as well as beautiful parquet wooden flooring. To the front is the spacious living space, some 19 feet in length with a semi open plan, contemporary kitchen and two sets of floor to ceiling, south facing windows opening on to an entrance hall balcony. The two bedrooms both sit peacefully to the rear. A fine illustration of what makes the first-floor apartments so highly sought after.

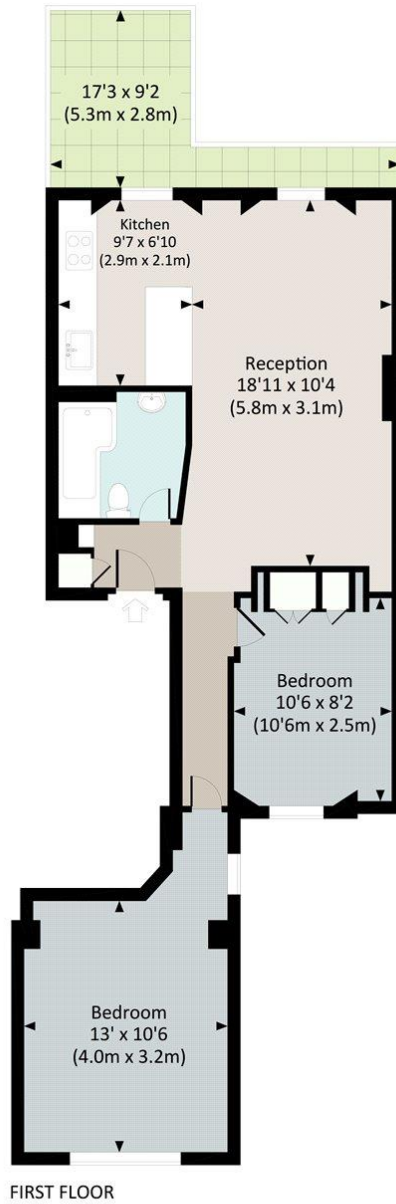
LOCATION:

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.



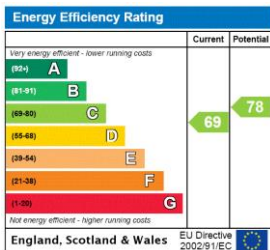
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Approx. gross internal area
659 Sq.Ft. / 61 Sq.M.



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2015 www.dowlingjones.com 020 7610 9933

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.



Utilities:

Gas – Mains
Electricity – Mains
Waste – Mains Sewerage
Water – Mains
Broadband – Fiber

Tenure:

Share of Freehold

Term:

952 years remaining

Service Charge:

£1,000 per annum (payable half yearly)

Ground Rent:

N/A

Council Tax Band:

City of Westminster (Band D)

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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