

ST. STEPHENS GARDENS, W2
£925,000 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

Winkworth

for every step...

winkworth.co.uk

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.







RAISED GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 664 SQ FT



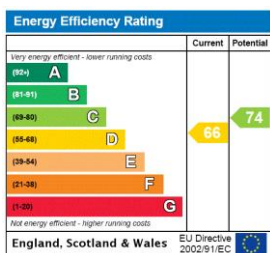
APPROX. GROSS INTERNAL FLOOR AREA: 664 SQ FT/ 62 SQM

Winkworth

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.

Winkworth

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

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.