



St. Stephens Gardens, W2

£695 per week (£3,011.66 PCM) *Part Furnished*



A LOVELY TWO BEDROOM ON THIS QUIET CUL-DE-SAC ON THE RAISED GROUND FLOOR OF AN ATTRACTIVE PERIOD CONVERSION.



Notting Hill Lettings

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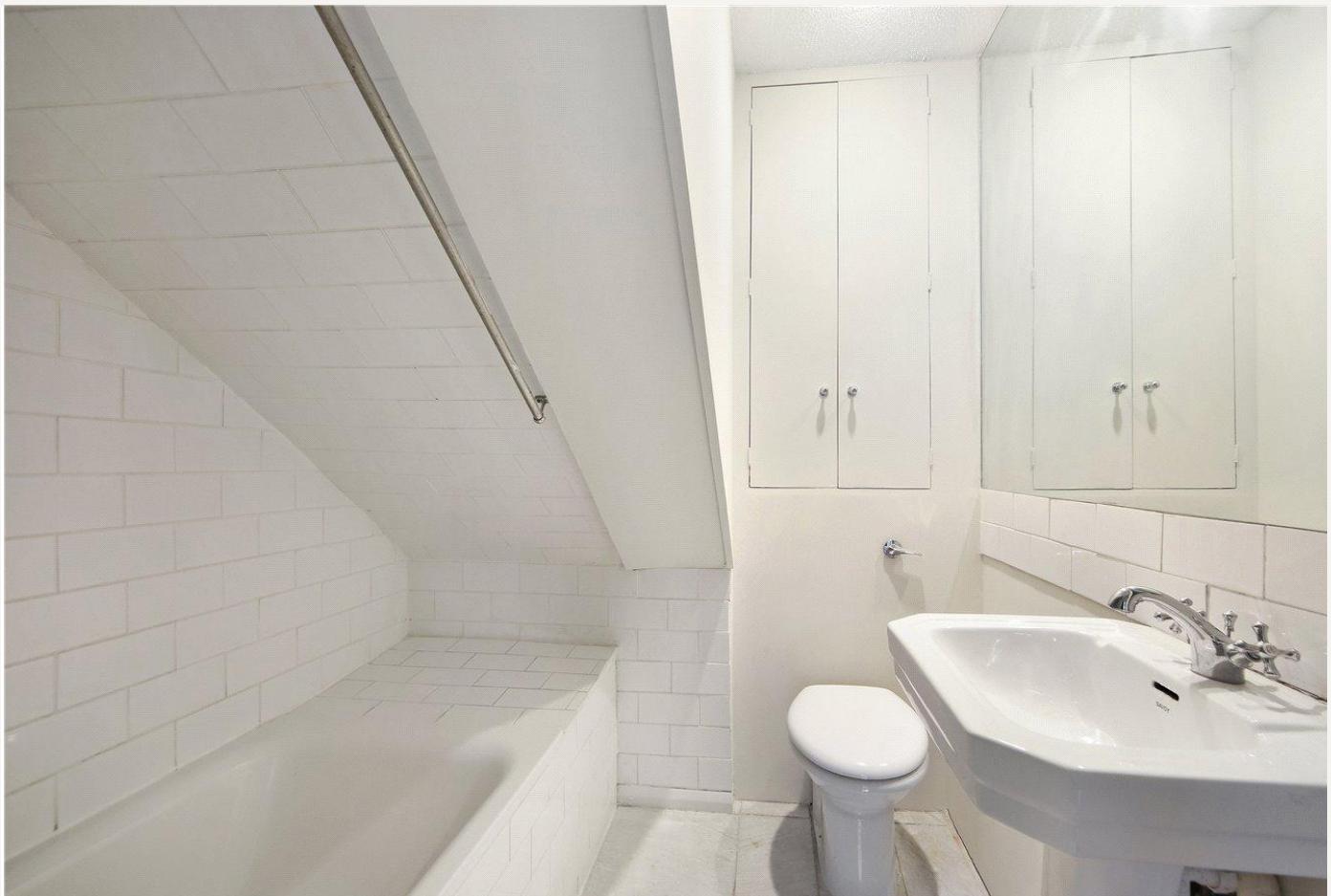
for every step...



This lovely two-bedroom property on the raised ground floor has a spacious open plan living room and kitchen which has been recently refurbished; the living space has large bay windows with original shutters and high ceilings. There are two bedrooms towards the back of the property, one double and one single room or study, both with plenty of built in storage and one family bathroom. The flat is available part furnished and viewings are highly recommended.

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 benefits from excellent bus links on Chepstow Road and the tube stations at Royal Oak and Westbourne Park Road.





## MATERIAL INFO

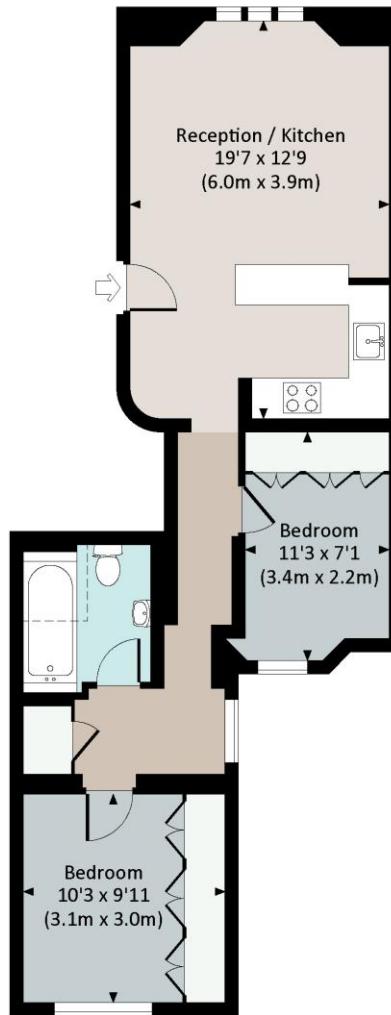
Utilities:  
Electricity – Mains  
Water – Mains  
Sewerage – Mains  
Heating – Gas  
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>  
Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Deposit:** £3,475  
**Holding Deposit:** £695  
**Council Tax Band:** D (Westminster)

## ST. STEPHENS GARDENS, W2

Approx. gross internal area 569 Sq Ft. / 52.9 Sq M.

Approx. gross internal area 581 Sq Ft. / 54.0 Sq M. Inc. Restricted Height



### RAISED GROUND FLOOR



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.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) A                                     |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/rent/property/NHL160054>

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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