



## CHEPSTOW ROAD, W2

£525,000 LEASEHOLD (58 YEARS REMAINING)

A UNIQUE AND CHARMING ONE BEDROOM HOUSE ARRANGED OVER TWO FLOORS WITH A LARGE PRIVATE GARAGE.

1 Bedroom, 1 Reception Room, 1 Bathroom, House, Residents Parking, 474 Approx Sq Ft, Garage, Service Charge £1,000 p/a, Ground Rent N/A

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### **DESCRIPTION:**

A charming and own front door property arranged as a one-bedroom house over two floors with a large private garage situated in the secure gated mews behind. The ground floor of the property offers open plan living space with kitchen and above is a bright bedroom with en suite bathroom.

### **LOCATION:**

Chepstow Road runs north from Westbourne Grove, the house is just beyond St Stephens Gardens with two of Notting Hill's most well-known hangouts, The Cow and The Westbourne just round the corner, and with the many amenities of Westbourne Grove within easy walking distance.

### **LOCAL AUTHORITY AND COUNCIL TAX BAND:**

City of Westminster (Band E)



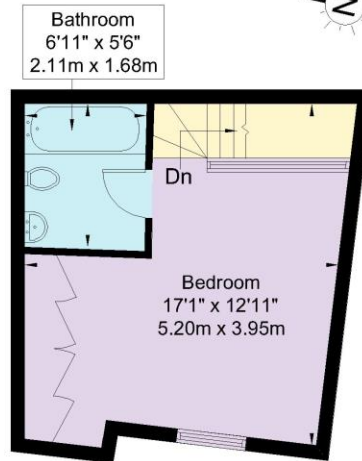
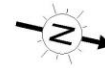


# Chepstow Road, W2 5QR

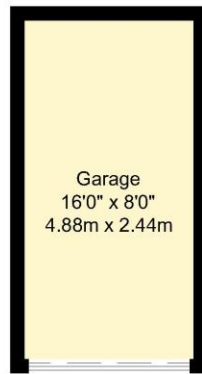
Approx Gross Internal Area = 44 sq m / 474 sq ft

Garage = 12 sq m / 129 sq ft

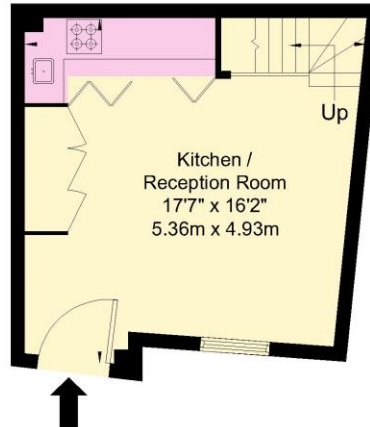
Total = 56 sq m / 602 sq ft



First Floor



Ground Floor



Ground Floor

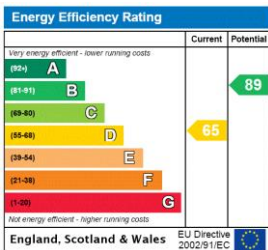
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Copyright **BLEU PLAN**

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.



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