

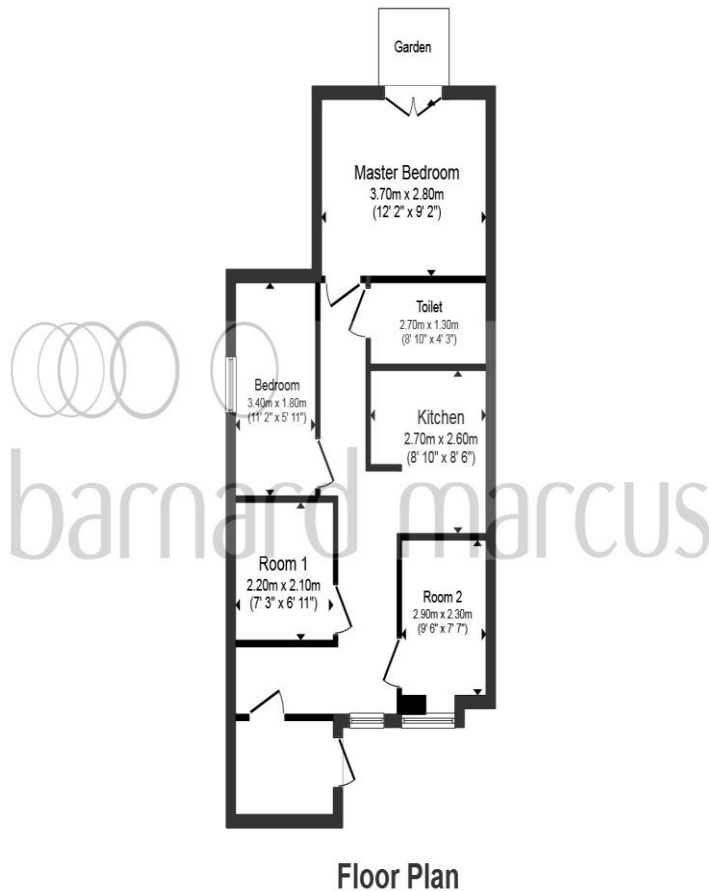


St Stephens Gardens, London, W2 5NA

Welcome to St Stephens Gardens

Arranged over approximately 670 square feet, the property briefly comprises an entrance hall with storage cupboard and cloakroom off, generous sitting room, kitchen, double bedroom one with fitted wardrobes and French doors providing access to the rear terrace, bedroom two and bathroom.

The area offers a fine range of local amenities including restaurants, coffee houses, bars, an eclectic mix of independent/high street shops and boutiques and excellent transport links with regular bus and London Underground services and nearby Paddington railway station.



Total floor area 53.0 sq. m. (570 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Pc

- No onward chain
- Two bedrooms
- Set within a handsome period building
- Sought after location
- Excellent transport links

Tenure: Leasehold

EPC Rating: D

£525,000

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:

HLD103203 - 0023


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