

Rolfe East



Chepstow Road, Notting Hill, W2 5BD
£1,150,000 Freehold

- Stunning townhouse
- Fantastic location
- Two bathrooms
- Close to award winning restaurants and bars
- Well presented
- Freehold
- Two bedrooms
- Private roof top terrace
- Near to multiple Underground stations
- Must be viewed

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One of a pair of townhouses with a splendid roof terrace, rarely available for sale and enjoying a prime location nestled in the heart of Notting Hill - this must be viewed.

Arranged over three floors, the well presented accommodation comprises a welcoming hallway and a large living/dining room. On the lower floor, there is a bedroom, the kitchen and family bathroom whilst on the upper floor there is the master bedroom and another family bathroom. Furthermore, the property has its own private sun trap roof terrace, with wonderful views over this beautiful part of town.

Chepstow Road is ideally positioned in sought after Notting Hill, just moments from Westbourne Grove which boasts some of London's best boutiques and finest award winning restaurants and bars. Beautiful Kensington Gardens is just a short pleasant stroll away, whilst world famous Portobello Road is also close by. There are multiple tube stations within easy reach including Notting Hill Gate (Central, Circle & District lines), Westbourne Park (Circle and Hammersmith & City Lines) and Bayswater station (District and Circle Lines).



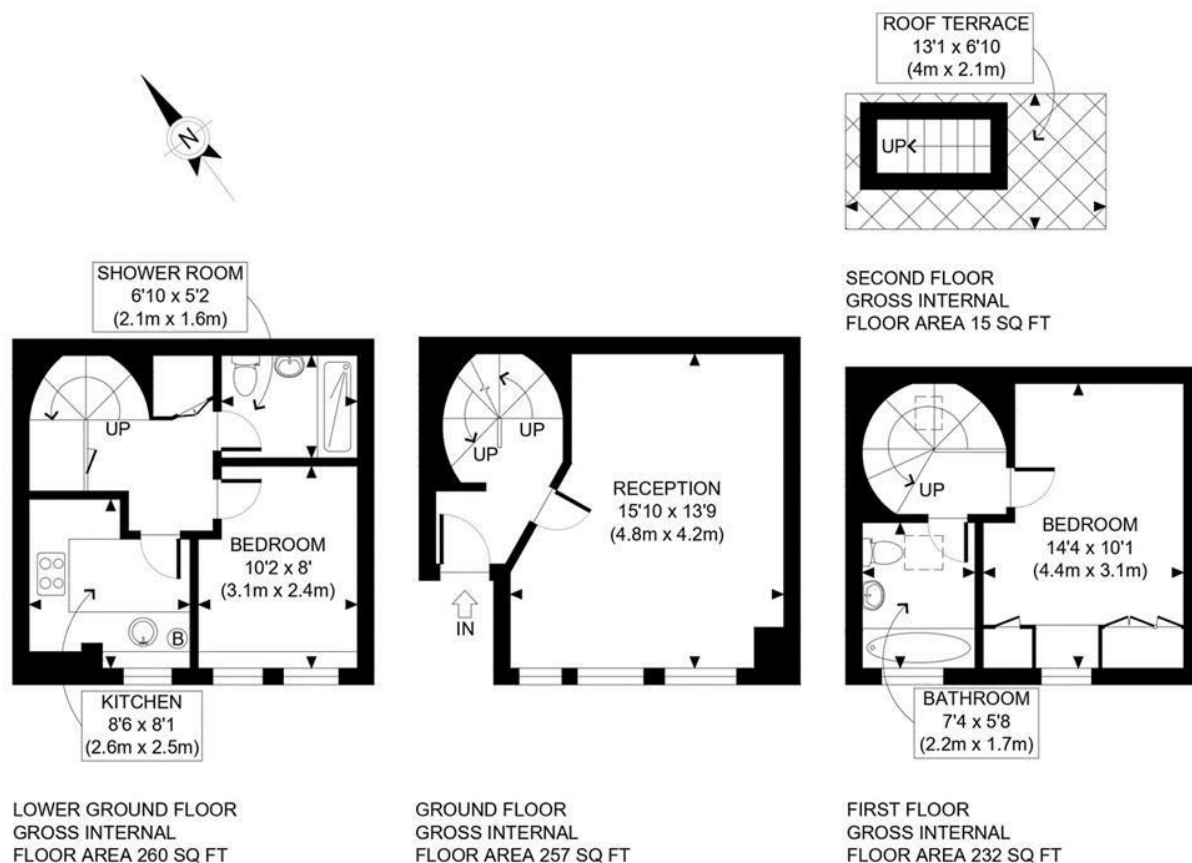
Council Tax Band: F











APPROX. GROSS INTERNAL FLOOR AREA: 764 SQ FT/ 71 SQM

PROPERTY PHOTO PLANS.CO.UK

ONE STOP SHOP FOR PROPERTY MARKETING

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.

EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

