



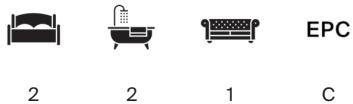
ST. STEPHENS GARDENS

Notting Hill W2



# ST. STEPHENS GARDENS, NOTTING HILL W2

Two bedroom 1st and 2nd floor flat with two terraces in St Stephens Gardens, W2.



2 2 1 C

Local Authority: City of Westminster

Council Tax band: D

Tenure: Share of Freehold, approximately 970 years remaining

Service charge: £3,800 per annum, reviewed every year, next review due 2026

Guide Price: £1,995,000

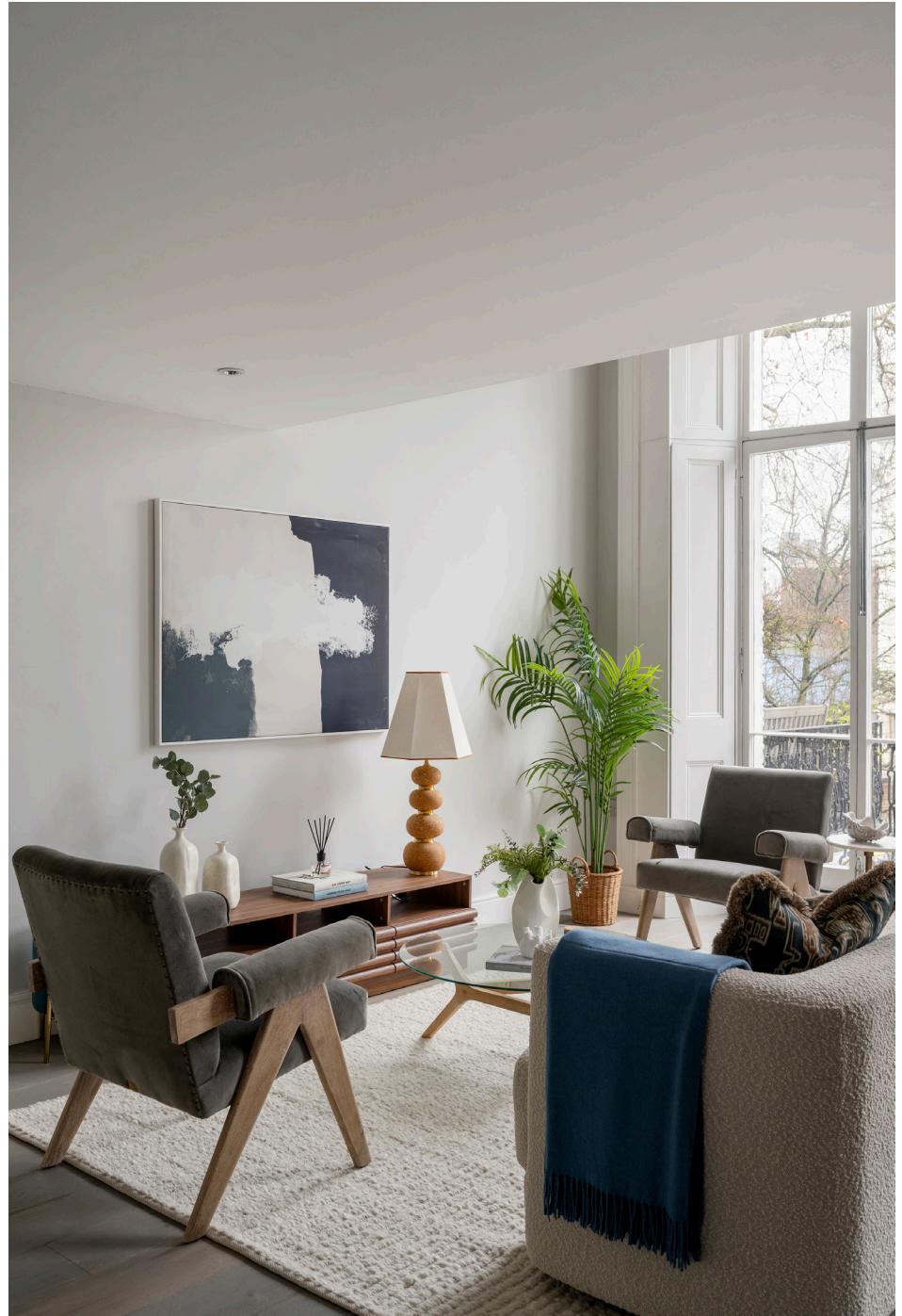


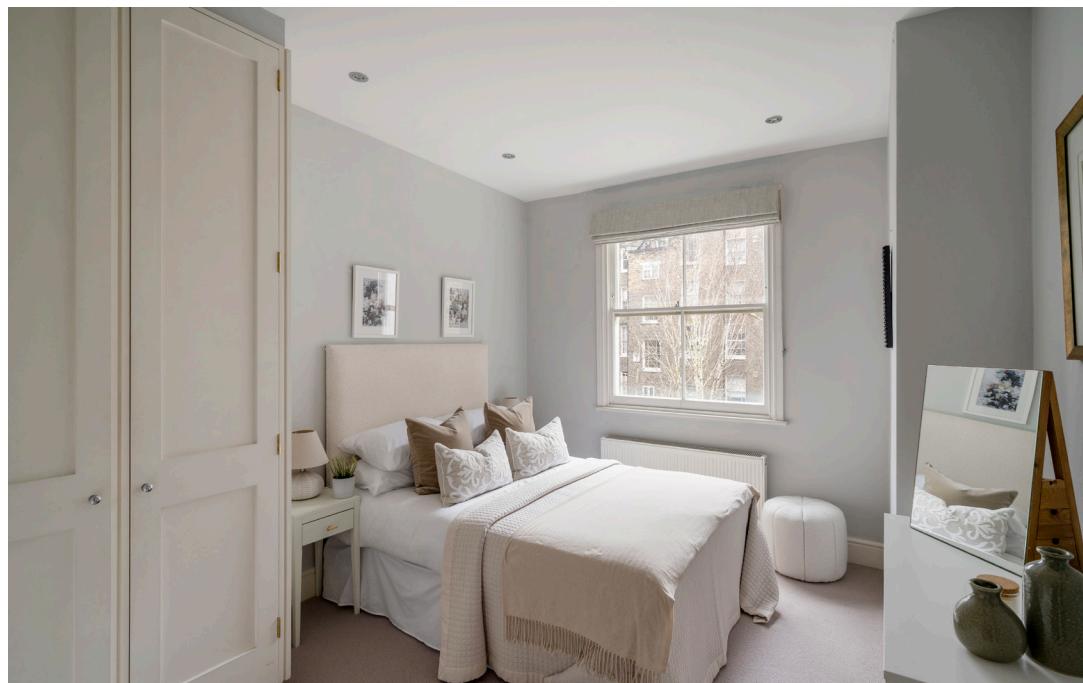
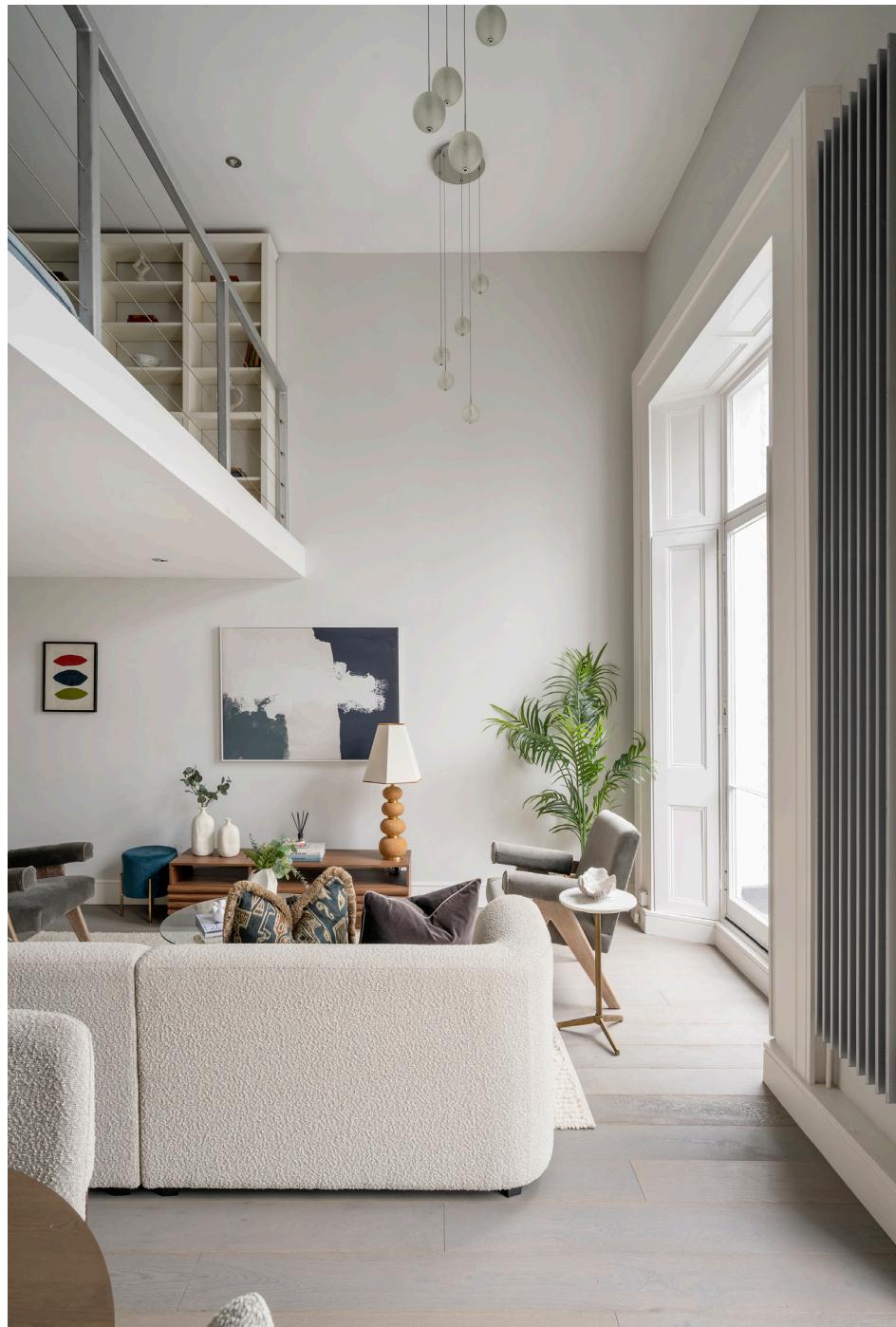
A spacious apartment with double height ceilings in the reception room, large windows which offers natural light and period detailing throughout.

The property opens into the first floor with an open-plan kitchen and living room facing the garden square. At the rear there is a double bedroom with a built-in wardrobe and family bathroom.

On the top floor is the spacious principle bedroom with a private terrace, and a large bathroom with bathtub and shower. There is a mezzanine floor that overlooks the living area which could be used as a home office or additional living space.

The property is in great condition and benefiting the Share of Freehold.







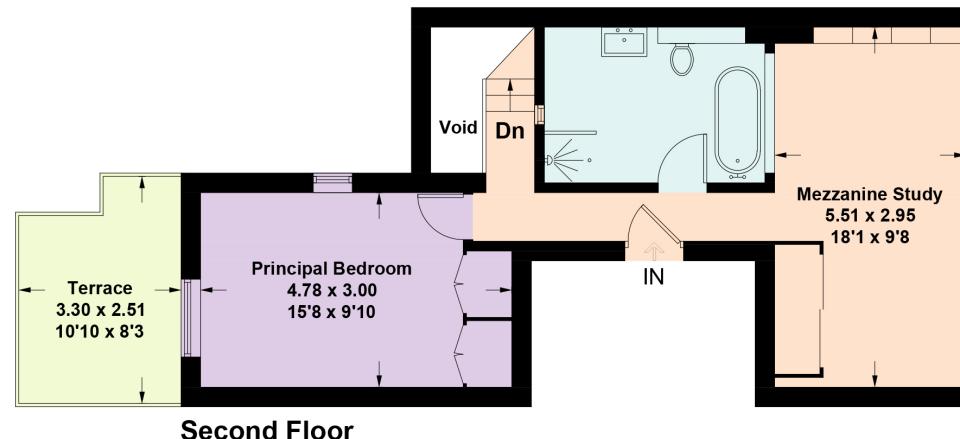
ST. STEPHEN'S  
GARDENS W1

CITY OF WESTMINSTER

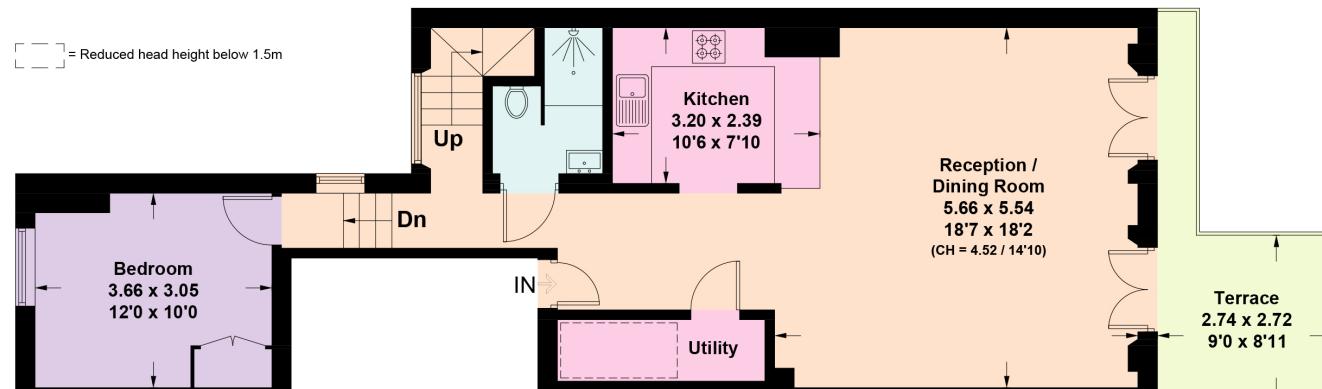
Open 24 hours  
P Electric vehicle  
recharging point  
Resident permit  
holders only  
24 hours  
No return  
within 12 hours  
within 12 hours

## St. Stephens Gardens, W2

Approximate Gross Internal Area = 114.6 sq m / 1233 sq ft  
 Including Limited Use Area (2.0 sq m / 21 sq ft)  
 (Excluding Void)



Second Floor



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1269110)

Approximate Gross Internal Area = 114.6 sq m / 1233 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

**Jack Thomas**

+44 7870 379 526

[jack.thomas@knightfrank.com](mailto:jack.thomas@knightfrank.com)

**Knight Frank Notting Hill Sales**

294 Westbourne Grove

W11 2PS

[knightfrank.co.uk](http://knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.