

# LCP/PrivateOffice

est.1990

St Stephen's Gardens, Westbourne Park W2  
Asking Price £585,000 STC



## Description

A well laid out, bright, fifth floor apartment (with lift) close to Westbourne Grove.

The property comprises reception which leads through to a separate kitchen, double bedroom with fitted wardrobes and a bathroom.

St Stephen's Gardens is at the northern end of Chepstow Road, close to Westbourne Grove and a host of bars, shops and restaurants. Your closest green space is St Stephen's Gardens itself, or Kensington Gardens is less than a mile away. Nearest underground stations are Westbourne Park or Royal Oak and there are a number of bus routes in the immediate vicinity.



## Accommodation

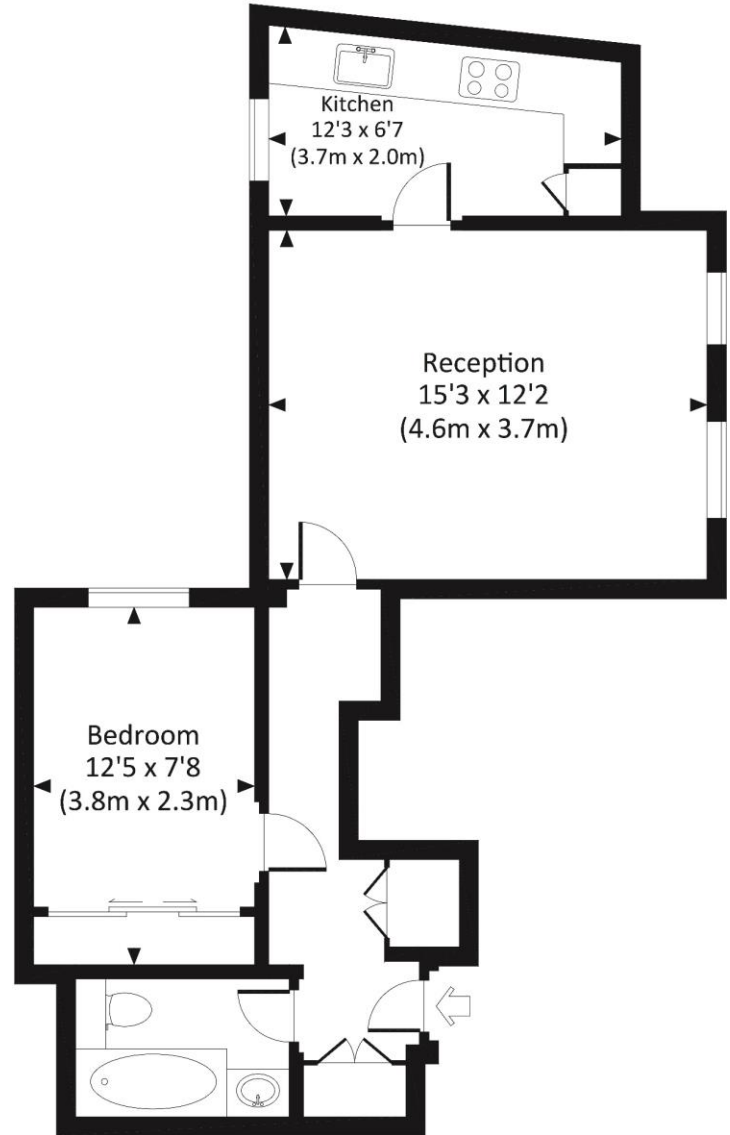
Bedroom | Bathroom | Reception Room | Kitchen | Lift | 481 sq ft (45 sq m)

<b>Asking Price</b>	£585,000 STC
<b>Lease</b>	Share of Freehold
<b>Service Charge</b>	£2,570 per annum (inc. reserves)
<b>Ground Rent</b>	Peppercorn
<b>Council Tax</b>	Westminster Band D



## ST. STEPHEN'S GARDENS, W2

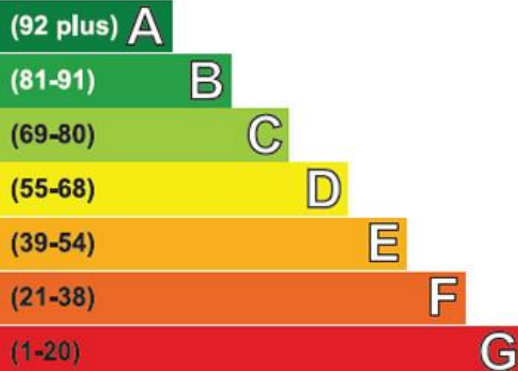
Approx. gross internal area  
481 Sq.Ft. / 44.7 Sq.M.



FIFTH FLOOR

## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
70	81

Please note none of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. It should also be noted that amenities and appliances have not been tested.



All measurements have been made in accordance withRICS 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



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