



St. Stephens Crescent
Notting Hill, W2

CHESTERTONS





A pretty upper maisonette with a huge front-to back reception and kitchen and overlooking the beautiful St. Stephen's Church.

The property benefits from a Share of the Freehold. It measures in the region of 1330 square feet, has great natural light and is presented in very good condition.

Featuring a huge reception room overlooking the beautiful St. Stephen's Church and a separate, semi-open plan, west-facing kitchen/breakfast room. This peaceful top floor is made up of two double bedrooms with built-in cupboards and plenty of additional eave storage. There are two bathrooms (one of which is en-suite to the master). Also there is access to a demised loft, for extra storage. It has wooden flooring throughout and has been beautifully decorated. It is ideal for entertaining and makes for a wonderful home or investment.

St. Stephens Crescent is a quiet street in Notting Hill and is well located for the many shops & restaurants of Westbourne Grove and Queensway. Westbourne Park underground station (Circle and Hammersmith & City lines) is 0.5 miles away and Notting Hill Gate underground station (Central, District & Circle lines) is 0.7 miles away.

- Two double bedrooms and two bathrooms.
- Share of the Freehold
- Measuring circa 1330 sq.ft.
- Fantastic views
- Great Notting Hill location
- Huge reception overlooking the beautiful St. Stephen's Church

Offers in excess of £1,500,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Tenure: Leasehold. 992 years remaining with a Share of Freehold.

Service Charge: £3,441 p.a. (including the reserve fund contribution).

Ground Rent: £0

Local Authority: Westminster

Council Tax Band: F

Chestertons Notting Hill Sales

30 Ledbury Road

Notting Hill

London

W11 2AB

nottinghill@chestertons.co.uk

0203 040 8585

chestertons.co.uk

St Stephens Crescent, W2

Approximate gross internal area

123.55 sq m / 1330 sq ft

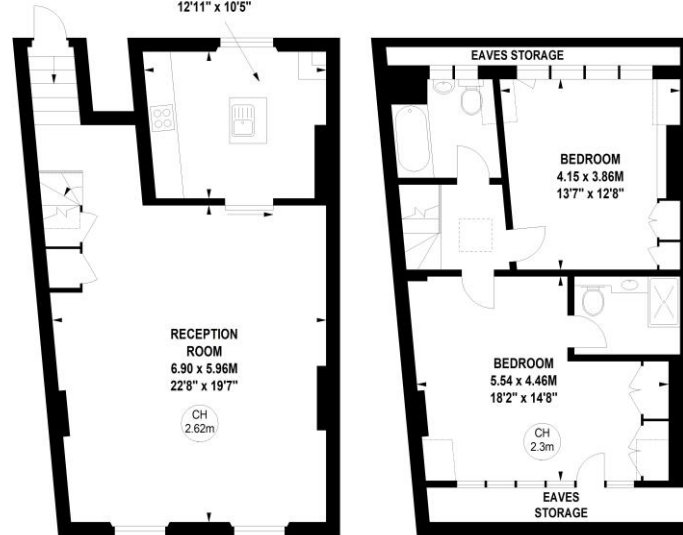
(Including Eaves Storage)

Eaves Storage

11.61 sq m / 125 sq ft

Key :
CH - Ceiling Height

KITCHEN/
BREAKFAST
ROOM
3.93 x 3.18M
12'11" x 10'5"



Third Floor

Fourth Floor

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.
Copyright of FeaturePRO.

