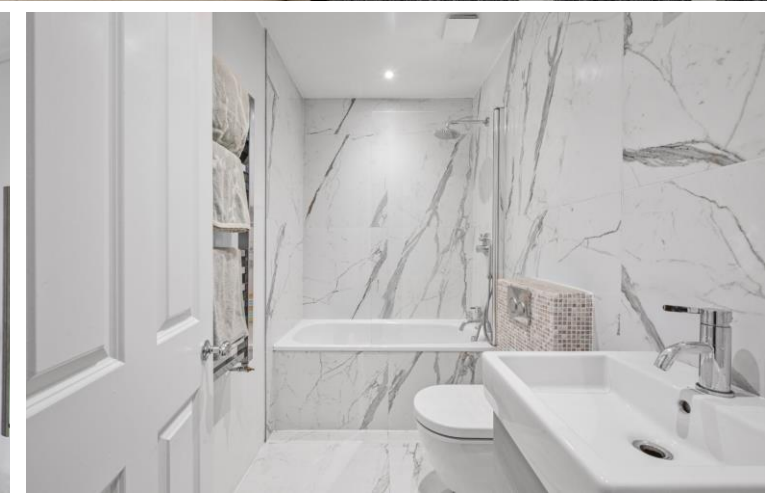
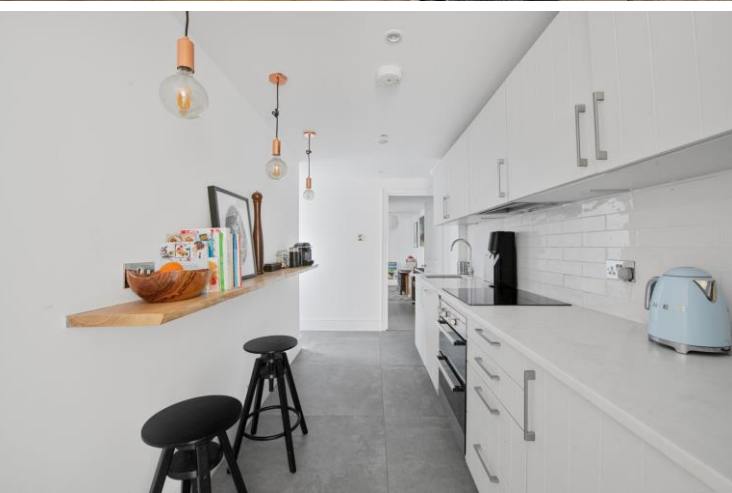




St. Stephens Gardens
Notting Hill, W2





Situated on the sought-after St Stephens Gardens, this beautifully presented lower ground floor apartment forms part of a charming Victorian period building and offers over 800 sq. ft of well-appointed living space. The property features two generously sized double bedrooms, each with its own en-suite bathroom. A large reception room offers space for both living and dining, with a separate, sleek galley-style kitchen with integrated appliances. Double doors from the main bedroom lead out to a private patio garden.

Presented in good condition throughout, this home is ideal for those looking to enjoy peaceful living just moments from the vibrant amenities of Westbourne Grove (0.5 miles), Portobello Road (0.5 miles), and excellent transport links of Westbourne Park (0.4 miles) and Notting Hill Gate (0.8 miles) underground stations.

- Spacious two-bedroom, two-bathroom lower ground floor flat
- Both bedrooms feature en-suite bathrooms
- Private patio garden with direct access from bedroom
- Over 800 sq. ft in a Victorian period building
- Prime Notting Hill location near Westbourne Grove and Portobello Road

Asking Price £850,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold. 967 years remaining with a Share of Freehold.

Service Charge: £3,287 p.a.

Ground Rent: £0

Local Authority: Westminster

Council Tax Band: C

Chestertons Notting Hill Sales

30 Ledbury Road

Notting Hill

London

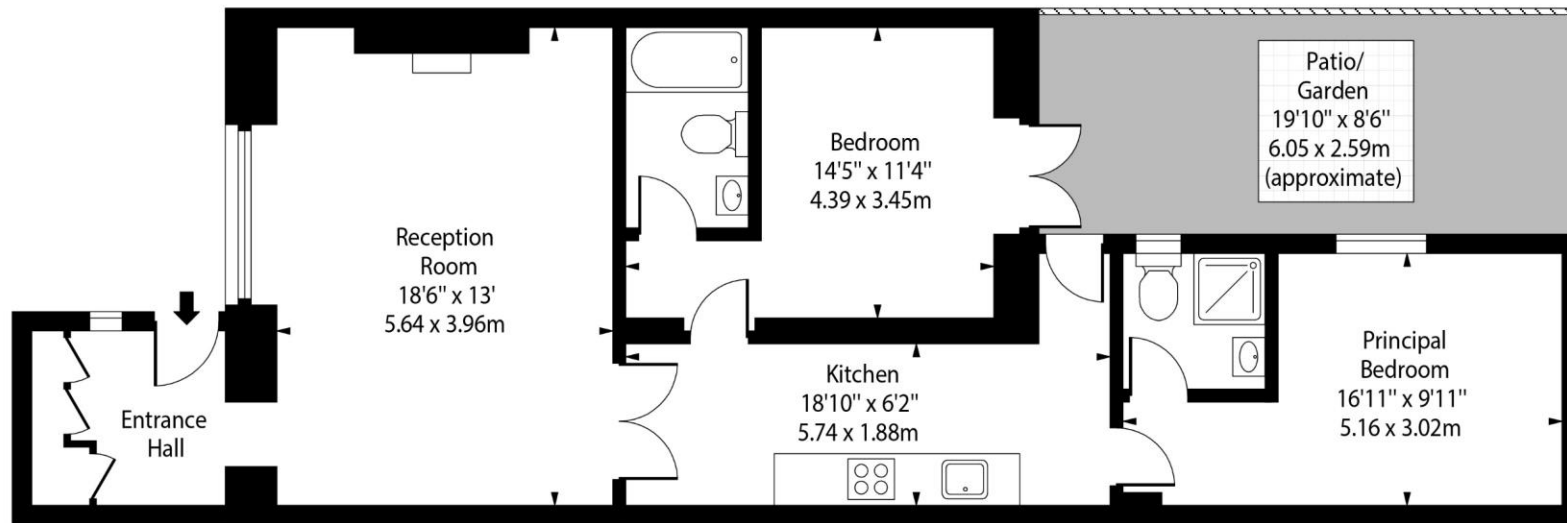
W11 2AB

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0203 040 8585

chestertons.co.uk

St. Stephens Gardens, W2



Lower Ground Floor

Approx Gross Internal Area 804 Sq Ft - 74.69 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

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Ref. No. 027897E