






STEPHENS GARDENS

Notting Hill W2



A CHARACTERFUL APARTMENT WITH A PRIVATE BALCONY

Set within an elegant period building on the sought-after St Stephens Gardens, this beautifully presented first-floor apartment offers a versatile living space, complete with a charming private balcony.

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Local Authority: City of Westminster

Council Tax band: F

Tenure: Share of freehold (Approxiamtely 956 years remaining on the lease term)

Ground rent: £50

Service charge: £1,760 per annum, reviewed every year, next review due 2027

Guide Price: £850,000



IMPRESSIVE CEILING HEIGHT WITH SUPERB NATURAL LIGHT

The property opens into an impressive reception room, distinguished by exceptional ceiling height and an abundance of natural light, creating a wonderfully bright and airy setting ideal for both relaxing and entertaining. The sense of volume and openness enhances the character of the space, making it feel both inviting and versatile. A cleverly designed mezzanine level overlooks the reception, providing additional accommodation that works perfectly as a sleeping area or home office, and adds both practicality and architectural interest to the overall layout.







A PRACTICAL, SPACE-EFFICIENT LAYOUT FOR MODERN LIVING

A separate kitchen is thoughtfully arranged to provide practical everyday convenience, with an efficient layout designed to maximise both space and functionality. The bathroom offers a distinctive sense of character, enhanced by a patterned wall that adds visual interest and a timeless appeal. A classic bathtub with an overhead shower provides both comfort and versatility, while natural light filters gently through a frosted window, creating a bright yet private environment. Together, these considered details create a charming and welcoming space that perfectly complements the property's overall period style.

One of the standout features of this apartment is the delightful private balcony, overlooking leafy, tree-lined surroundings. With decorative iron railings and space for a table and seating, this outdoor area provides a peaceful setting for morning coffee or evening relaxation.

This charming home also features a cleverly designed under-stair utility room, offering a stylish yet practical solution for discreet storage and everyday convenience.



TIMELESS ELEGANCE AND ARCHITECTURAL DETAIL

The bedroom area is rich in period charm, featuring ornate cornicing, decorative plasterwork, and elegant detailing that create a distinctive and characterful setting. Cleverly positioned beneath an architectural feature, the space feels both cosy and refined, while soft natural light filters through the window, enhancing the warm tones and inviting atmosphere. This thoughtfully arranged area provides a comfortable and stylish retreat, perfectly blending practicality with classic design.

The building itself is equally impressive, featuring a well-maintained communal staircase with decorative iron balustrades and elegant period detailing, setting the tone for the property's timeless appeal from the moment of arrival

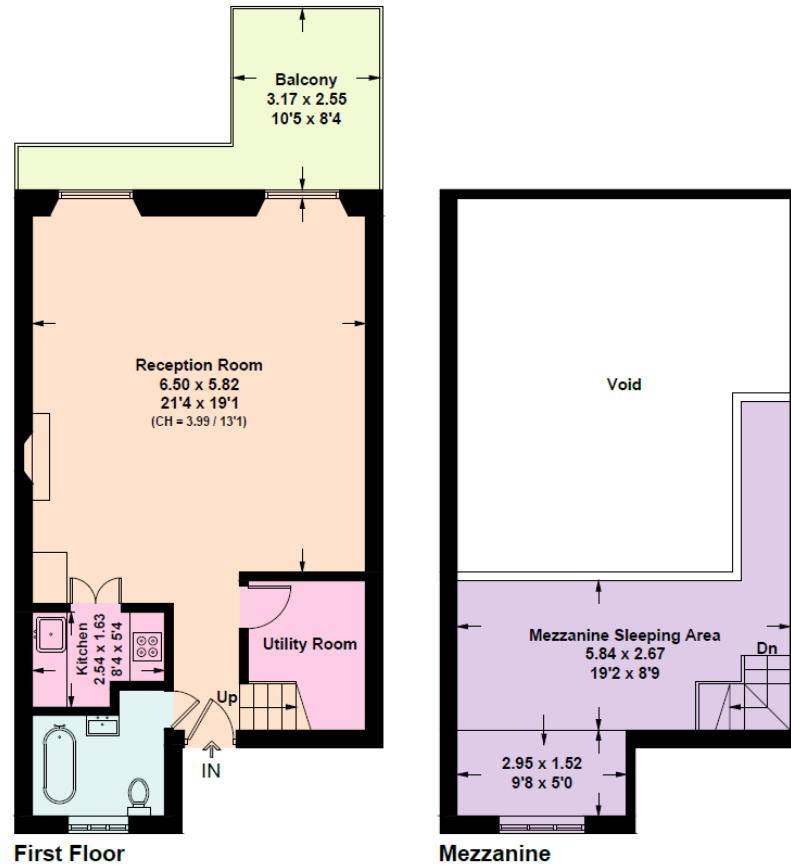






St. Stephens Gardens, W2

Approximate Gross Internal Area = 78.6 sq m / 846 sq ft
(Including Mezzanine & Excluding Void)



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. (ID1308811)

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We would be delighted
to tell you more.

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