



St. Stephens Gardens
Notting Hill, W2

CHESTERTONS





A stunning one bedroom raised ground floor flat on St. Stephens Gardens in Notting Hill. The flat consists of a large and bright south-facing reception room with high ceilings (3.19 meters) and beautiful cornicing. There is floor to ceiling windows, a fireplace, and wooden flooring throughout the reception room and the kitchen. There is a separate contemporary kitchen with space for a dining table. At the back of the flat is the bedroom with a shower room and separate loo. The flat has a share of freehold and looks onto garden square.

St. Stephens Gardens is well located for the many shops and restaurants of Westbourne Grove and All Saints Road. Westbourne Park underground station (Circle, and Hammersmith & City lines) is 0.3 miles away and Notting Hill Gate underground station (Central, District, and Circle lines) is 0.7 miles away.

- Raised ground floor with over 3-meter ceilings
- Bright south facing reception
- Wooden floors
- Separate kitchen
- Great Notting Hill location

Offers in Excess of £800,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C	73	81
55-68 D		
49-54 E		
41-48 F		
35-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Tenure: Leasehold. 944 years remaining with a Share of Freehold
Service Charge: £2,400 p.a.
Ground Rent: £0
Local Authority: City of Westminster
Council Tax Band: D

Chestertons Notting Hill Sales

30 Ledbury Road
 Notting Hill
 London
 W11 2AB

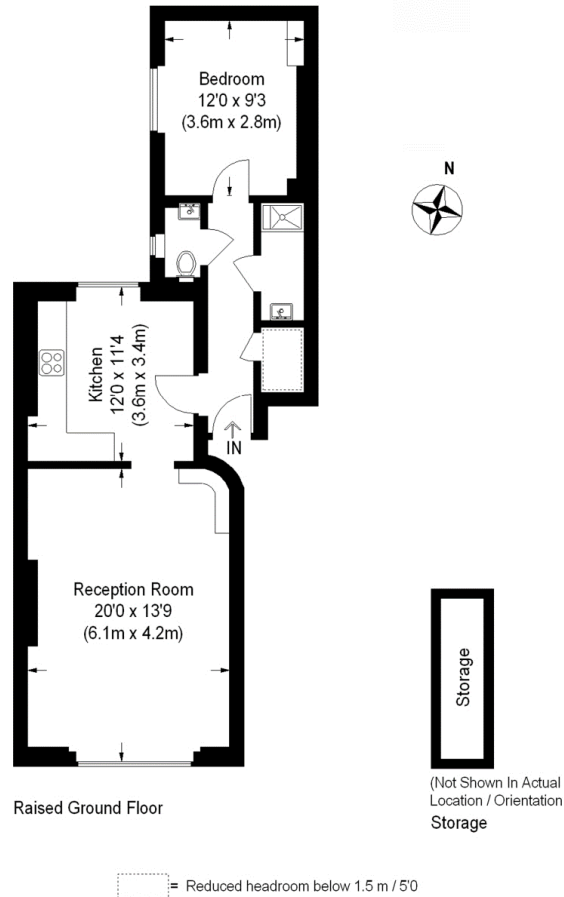
nottinghill@chestertons.co.uk

0203 040 8585

chestertons.co.uk

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Approximate Gross Internal Area
(Including Reduced Headroom) = 647 sq ft / 60.1 sq m
Storage = 32 sq ft / 3 sq m
Total = 679 sq ft / 63.1 sq m



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. (ID 133509)