



ST. STEPHENS GARDENS

Notting Hill W2



ST. STEPHENS GARDENS, NOTTING HILL W2

An elegant duplex apartment of exceptional quality, beautifully crafted with bespoke finishes and refined contemporary design, set in the heart of Notting Hill.

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Local Authority: City of Westminster

Council Tax band: E

Tenure: Leasehold with approximately 185 years remaining

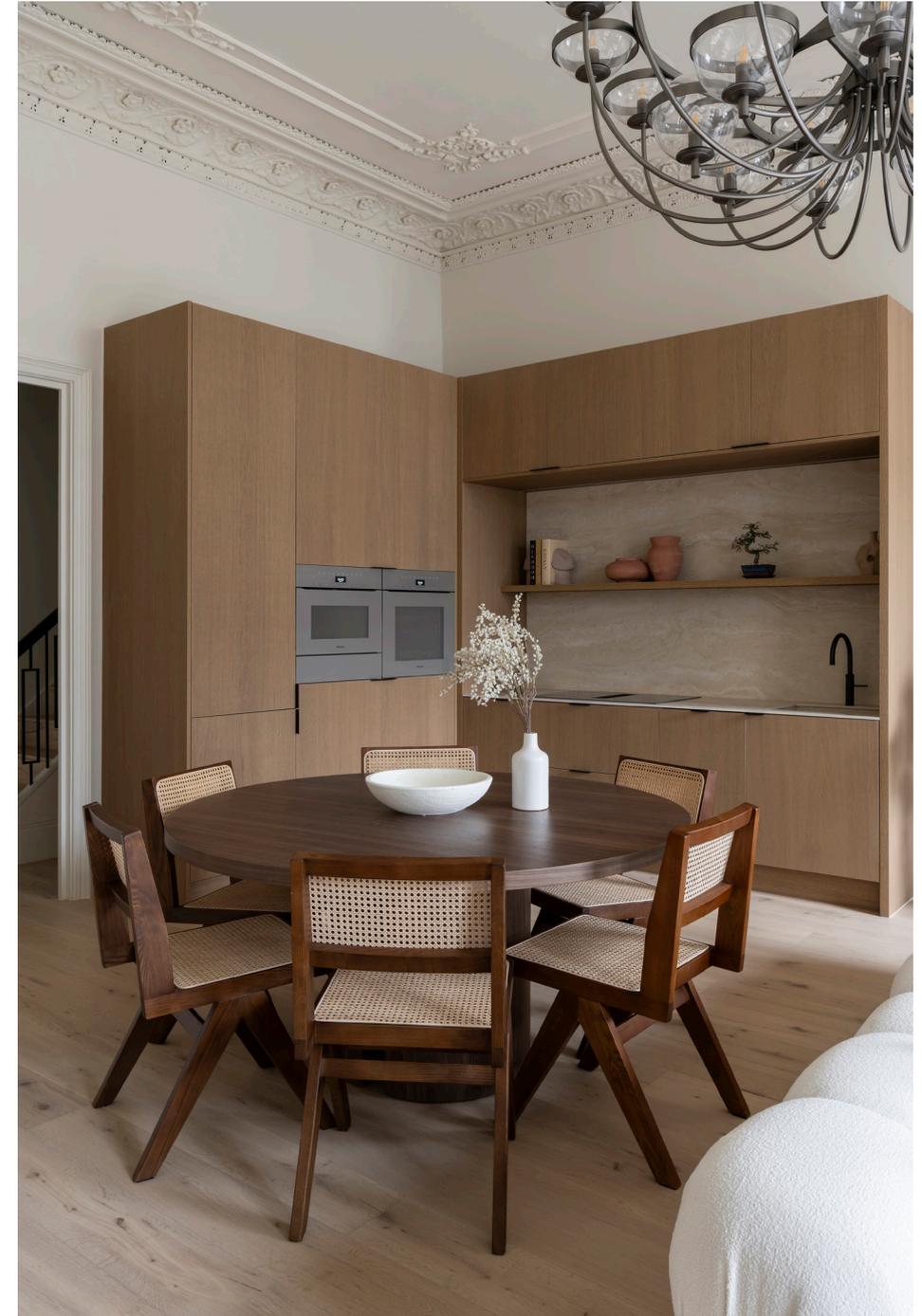
Service charge: £2,000 per annum, reviewed every year, next review due 2026

Guide Price: £3,250,000



Occupying the first and second floors of an impressive period building on St Stephens Gardens, this outstanding apartment offers approximately 1,449 sqft of beautifully curated living space. The home combines generous proportions, exceptional 3.9m ceiling heights, and an abundance of natural light with an extensive suite of luxury specifications. The principal living space features a seamless open plan arrangement ideal for modern living. The room is enriched with Japandi inspired finishing, natural oak wood flooring and original plastered ceiling cornicing, all complemented by a striking Pure White Lines chandelier.

The adjoining bespoke Sahara oak kitchen includes premium Pearl Beige Miele appliances, a Miele downdraft vapour extractor, a minimalist travertine worktop, a carved travertine sink and a matt black Quooker boiling water tap.







The three bedrooms are arranged with thoughtful consideration for comfort and privacy. The principal suite includes a walk in wardrobe and a luxuriously appointed ensuite bathroom. The bathroom features porcelain slabs imported from Modena in Italy, matt black gunmetal tapware, a freestanding concrete stone bath, a bespoke brown oak vanity, a Toto smart washlet toilet and Scandinavian textured plaster finish. Two additional bedrooms are served by further beautifully finished bathrooms. Throughout the apartment, the specifications elevate the home to an exceptional standard. Finishes include bespoke wardrobes with integrated LED lighting, fire rated internal doors, J Adams pendant lighting and Farrow and Ball paintwork. Comfort cooling and smart WiFi controlled electric underfloor heating ensure an ideal environment year round, while a living room bioethanol fireplace offers additional ambience.

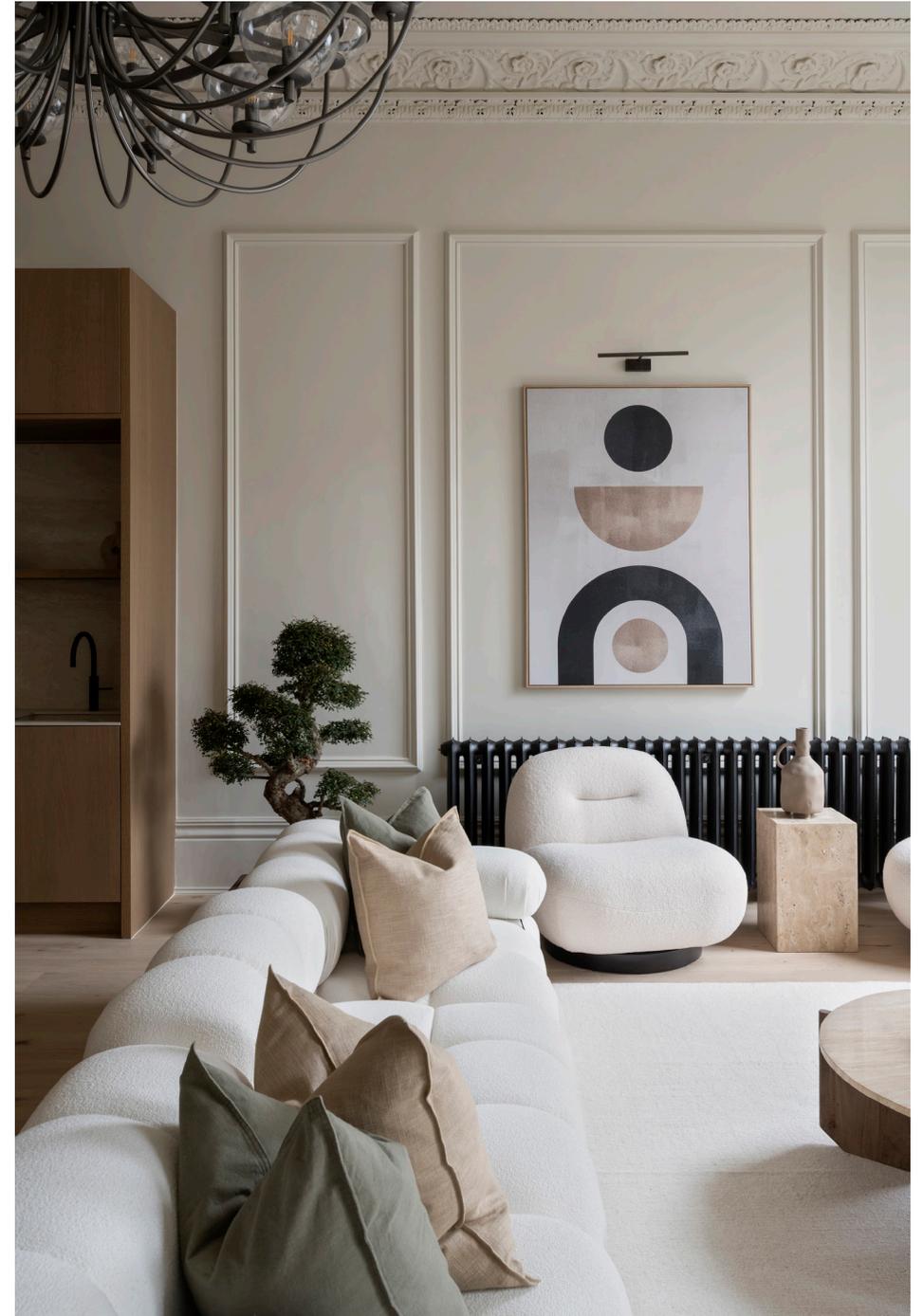
Security features include Banham front door locks and a built in safe. Technology is seamlessly integrated through smart home iPad control, a full Lutron lighting system, a Sonos audio system and automatic electric blinds. A private balcony overlooking the square completes this superb home.



LOCATION DESCRIPTION

St Stephens Gardens is one of the most admired addresses in Notting Hill, celebrated for its elegant Victorian architecture and beautifully maintained garden square. The location offers a peaceful residential setting while remaining moments from the vibrant attractions that give the area its enduring appeal.

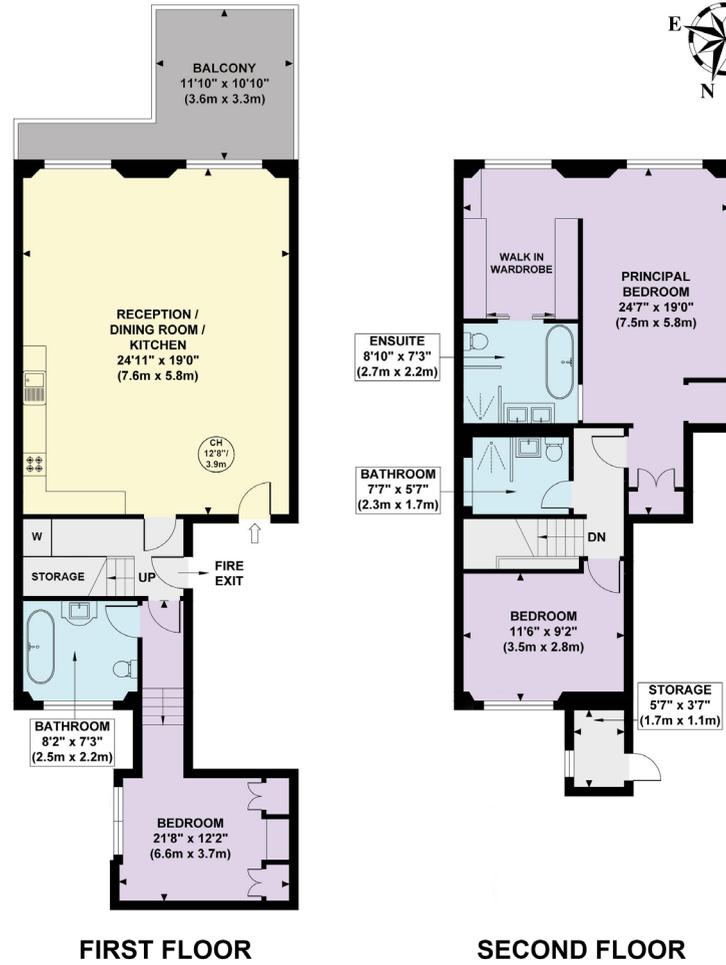
Westbourne Grove provides an exceptional selection of boutiques, artisan cafes and celebrated restaurants, while Portobello Road offers world famous markets and a lively village atmosphere. Excellent transport links at Royal Oak, Westbourne Park and Notting Hill Gate provide swift and convenient access across London. This is a location that harmonises serenity, culture and accessibility, making it one of the most desirable neighbourhoods in the capital.







ST. STEPHEN GARDENS
 Approximate Gross Internal Area
 1449 sq ft / 134.62 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards. GB PRO PHOTOS

Approximate Gross Internal Area = 134.62 sq m / 1,449 sq ft

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. (ID767266)

We would be delighted
to tell you more.

Jack Thomas
+44 7870 379 526
jack.thomas@knightfrank.com

Notting Hill Sales
294 Westbourne Grove
W11 2PS

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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