



A FANTASTIC THREE BEDROOM TRIPLEX WITH ROOF TERRACE IN NOTTING HILL

UPPER MAISONETTE
CHEPSTOW CRESCENT, LONDON, W11

Guide Price £1,695,000



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Unmodernised • Three bedrooms • Two bath/shower rooms • WC • Roof terrace • Reception room • Kitchen/dining room • 1,321 sq ft • Off street parking

Description

A fantastic opportunity for an incoming purchaser to acquire a real Notting Hill gem and put their own stamp on their next home.

This 1,321 sq ft upper floor maisonette offers exceptional natural light and good proportions throughout. It is currently arranged with a large reception room and spacious kitchen/dining room at second floor level. There are three good sized bedrooms on the upper floors with the third bedroom benefitting from access to a large roof terrace. There are two bathrooms and a separate WC.

In addition, and a rare occurrence in Notting Hill, there is also an off street parking space available with the property.

Situation

Chepstow Crescent is a sought after residential street in the heart of Notting Hill. Its prime position means that residents of the street benefit from access to the transport links and amenities of Notting Hill Gate, Westbourne Grove and Portobello Road.

Nearby amenities include the Michelin starred, The Ledbury, Ottolenghis, Granger & Co, Joseph, Diptyque, Smythson and Orlebar Brown.

Tenure – Leasehold – a new 125 year lease will be granted. Our client will consider selling a share of the freehold.

Service Charge – to be confirmed

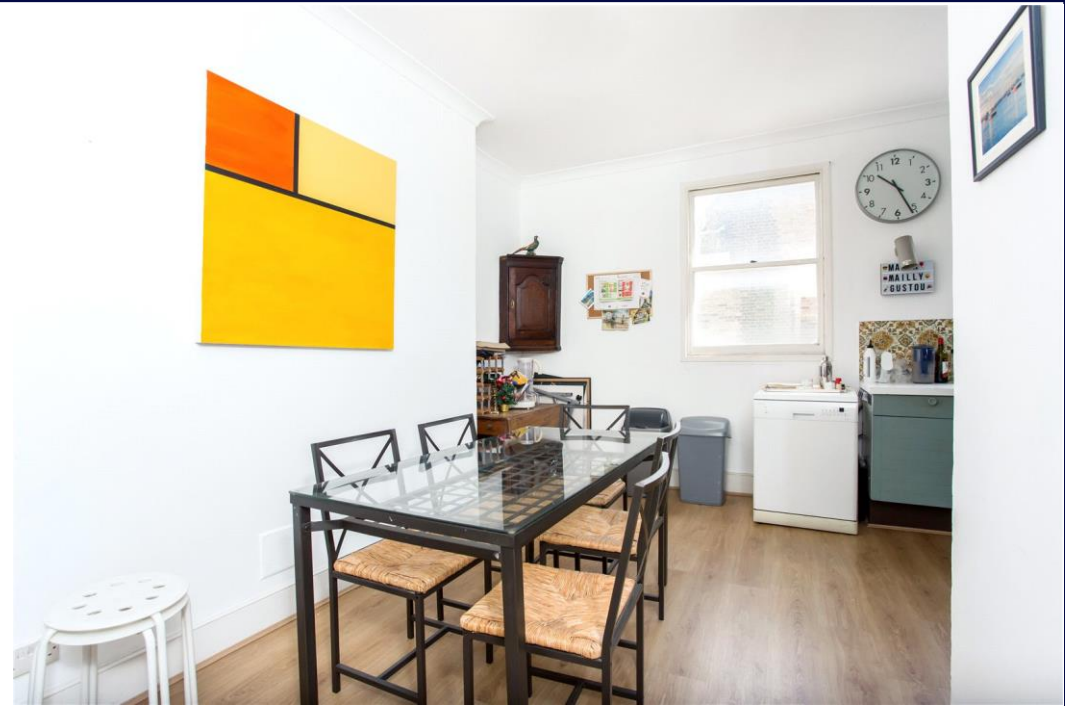




Chepstow Crescent, W11

Gross Internal Area (approx) = 122.7 sq m / 1321 sq ft (Excluding Void and Communal Area)
For identification only. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	