



Offering fantastic access to the eclectic amenities of Notting Hill, this wonderful apartment overlooks the garden square.

St. Stephens Gardens, Notting Hill, London, W2

£695,000 Leasehold (106 years remaining)



Wonderfully bright • Attractive period terrace • Third floor with a lift • Overlooking a garden square • Good condition

About this property

This beautifully presented property enjoys the peace and quiet that is so hard to find in Central London.

Situated on the 3rd floor (with lift) of a traditional stucco-fronted terrace, this charming home offers views from all of the principle rooms on to the gardens.

The property has been lovingly refurbished with a stylish open-plan kitchen, dining and reception room. The combination of light, open views and period proportions means this room works extremely well for both day to day living as well as entertaining.

The bedrooms are both of a good size and benefit from large sash windows maximising light and views.

Local Information

St. Stephen's Gardens is a handsome square built around a communal garden and is within easy reach of the cafes and boutiques of Westbourne Grove and Ledbury Road.

The property is also very well connected. There is good access to the A40, as well as Paddington Station, its mainline station and Underground services (Circle, District, Hammersmith & City and Bakerloo lines) and Heathrow Express services.

There are further Underground links at nearby Bayswater (Circle and District lines) and Queensway (Central line) stations.

Tenure

Leasehold(106 years remaining)

Local Authority

City Of Westminster

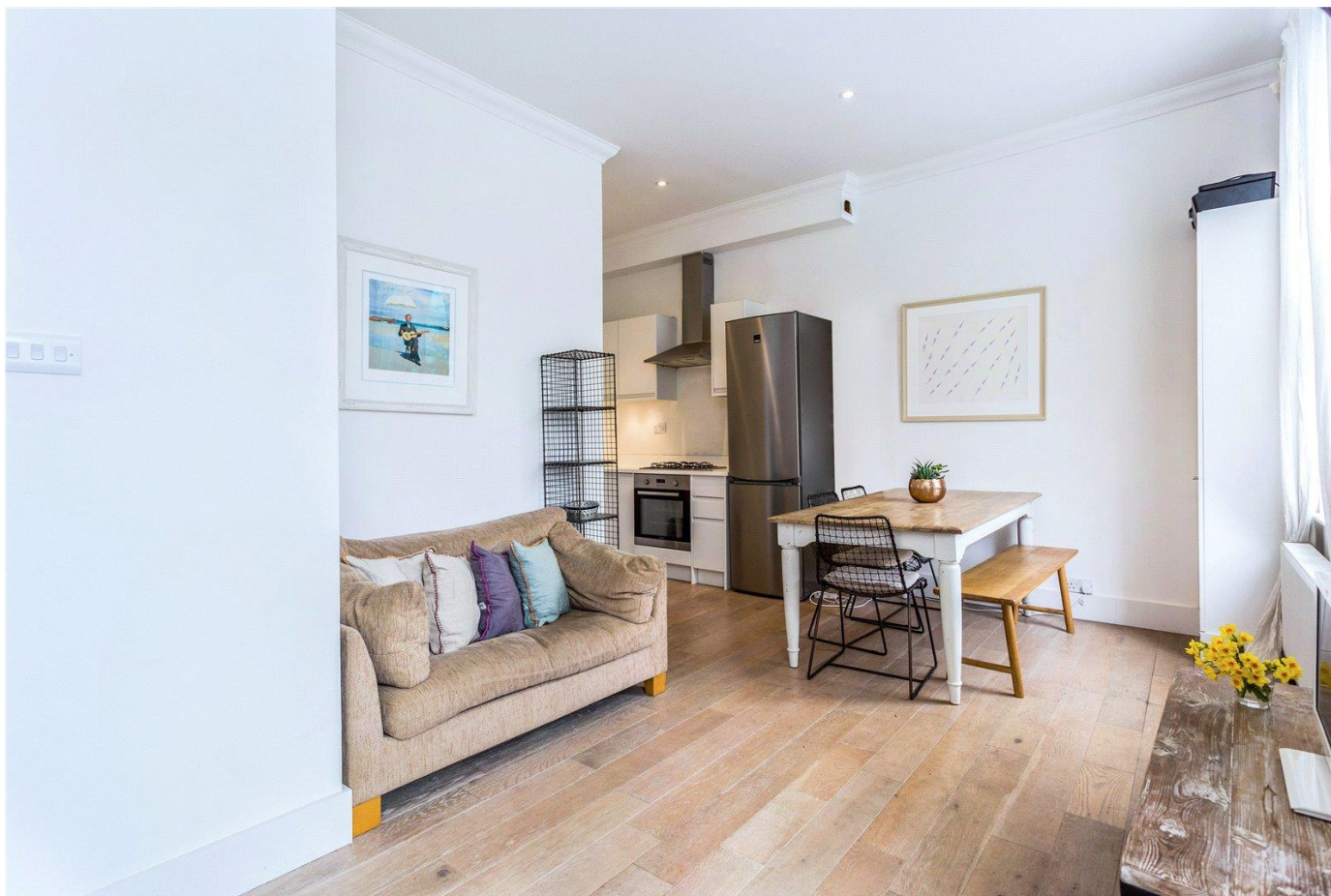
Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Notting Hill Office.

Telephone: +44 (0) 207 727 5750.



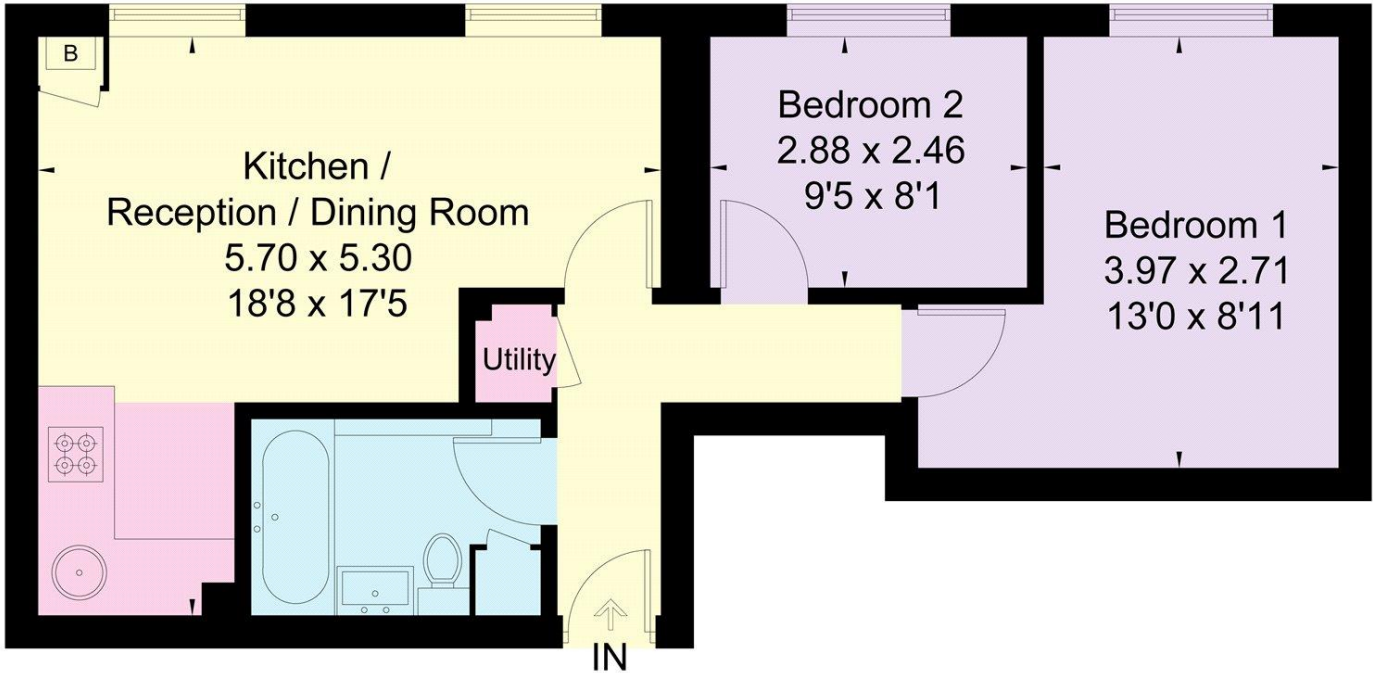


St. Stephens Gardens, Notting Hill, London, W2
Gross Internal Area 575 sq ft, 53.4 m²

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St. Stephens Gardens, W2
Gross Internal Area (approx) = 53.4 sq m / 575 sq ft
For identification only. Not to scale.
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Third Floor

Please note that photos
are over 6 months old

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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