



ST. STEPHENS GARDENS, W2
£755,000 LEASEHOLD

**A WELL-PROPORTIONED AND BRIGHT, TWO BEDROOM
FLAT SITUATED ON THE SECOND FLOOR OF A CHARMING
TERRACED PERIOD CONVERSION.**

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

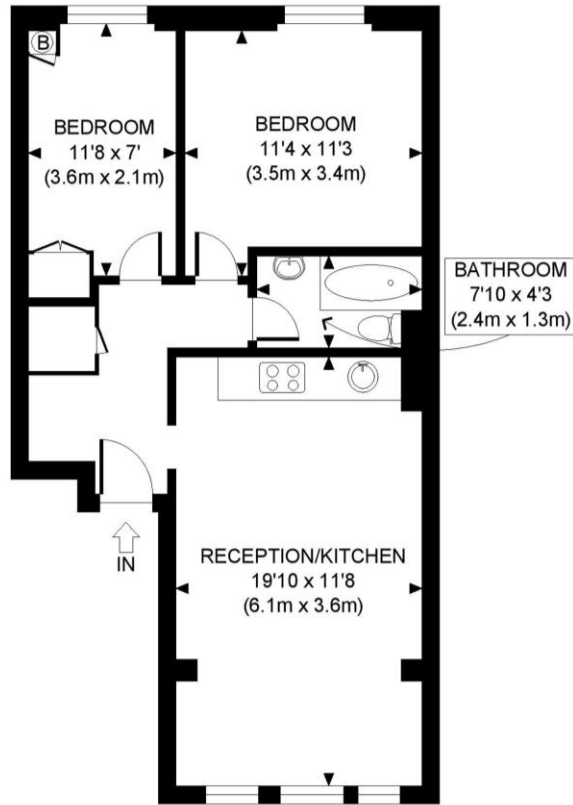
This exceptionally bright flat is situated on the second floor and is presented in excellent condition throughout. The accommodation extends to 559 sq. ft and comprises; entrance hall with built in storage, open-plan kitchen reception room to the rear, two bedrooms overlooking the front and a bathroom in between.

LOCATION:

St Stephens Gardens is a peaceful cul-de-sac of imposing period buildings running off the quieter eastern end of Westbourne Park Road, just around the corner from the popular local hangouts of the Cow and the Westbourne and within easy walking distance of the amenities of Westbourne Grove. Royal Oak Underground station is a short walk away.







SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 559 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 559 SQ FT/ 52 SQM

Winkworth

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS
ONE STOP SHOP FOR PROPERTY MARKETING

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Vary 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		74	80
EU Directive 2002/91/EC			

- Utilities:**
- Gas – Mains
 - Electricity – Mains
 - Waste – Mains Sewerage
 - Water – Mains
 - Broadband – Fiber

- Tenure:** Share of Freehold
- Service Charge:** TBC
- Ground Rent:** TBC
- Council Tax Band:** City of Westminster (Band D)
- Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Winkworth

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.