

St. Stephens Gardens,  
Westbourne Park



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## A superb, raised ground floor flat with exceptional proportions and fantastic natural light.

Located in a spectacular period building on a quiet, no-through road, this charming flat offers a spacious reception and dining area showcasing an array of original character features, including high ceilings, a feature fireplace, and a large sash window with traditional shutters.

With an impressive, south-facing reception room, the flat has a separate modern kitchen, and a well-sized bedroom at the rear of the property. There is a separate shower room and WC, with two substantial internal storage cupboards and access to a large communal terrace via the shared hallway.



### Location

St. Stephens Gardens is an attractive garden square in the Westbourne Conservation Area. Situated in close proximity to the amenities of Westbourne Grove and Portobello Road as well as the shopping and transport links of both Bayswater, Notting Hill Gate and Westbourne Park tube station.

Postcode region: W2

### General

Tenure: 999 years from 01.01.2017, plus a share of the freehold  
Local Authority: City of Westminster  
Council Tax: Band D  
EPC Rating: C  
Service Charge: £900 per annum  
Parking: Residents'  
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

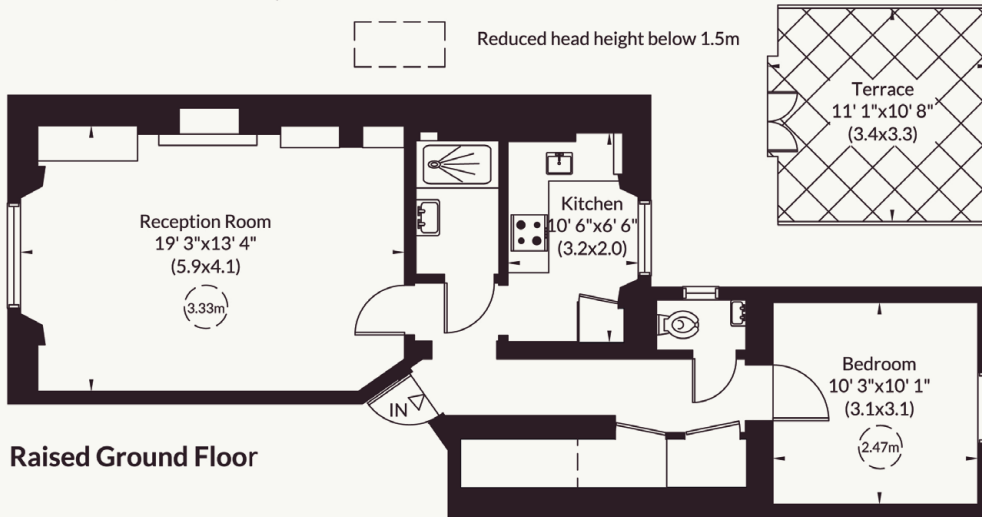
616 sq ft (57 sq m)  
Raised ground floor  
Shared terrace  
Conservation area  
Immaculately presented  
Share of Freehold

Guide price £800,000



Approximate Gross Internal Area  
56 sq m/ 602 sq ft  
Limited Use Area 1 sq m/ 14 sq ft  
Total 57 sq m/ 616 sq ft

Not to Scale, for identification only



For guidance only and must not be relied upon as a statement of fact or used for valuation purposes.

All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

## Strutt & Parker Notting Hill

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