



St. Stephens Gardens, Notting Hill W2

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# St. Stephens Gardens

## Notting Hill W2

This stunning apartment has been meticulously refurbished throughout, offers contemporary modern living within a handsome period building, and is set around a private courtyard garden. The property is set within a handsome period building and features a beautiful open-plan reception/kitchen and offers ample space for dining. There are two bedrooms both at the rear of the property and overlooking the private courtyard, plus an immaculate shower room and bathroom. The property also benefits from communal garden access and a private entrance. St. Stephens Gardens is a quiet garden square in the heart of Notting Hill. The bars and restaurants on Westbourne Grove and the world-famous Portobello Road are conveniently located nearby. Notting Hill Gate underground station provides links to the City. Please note: we are currently awaiting confirmation of the Council Tax band for this property.



**Guide price:** £900,000

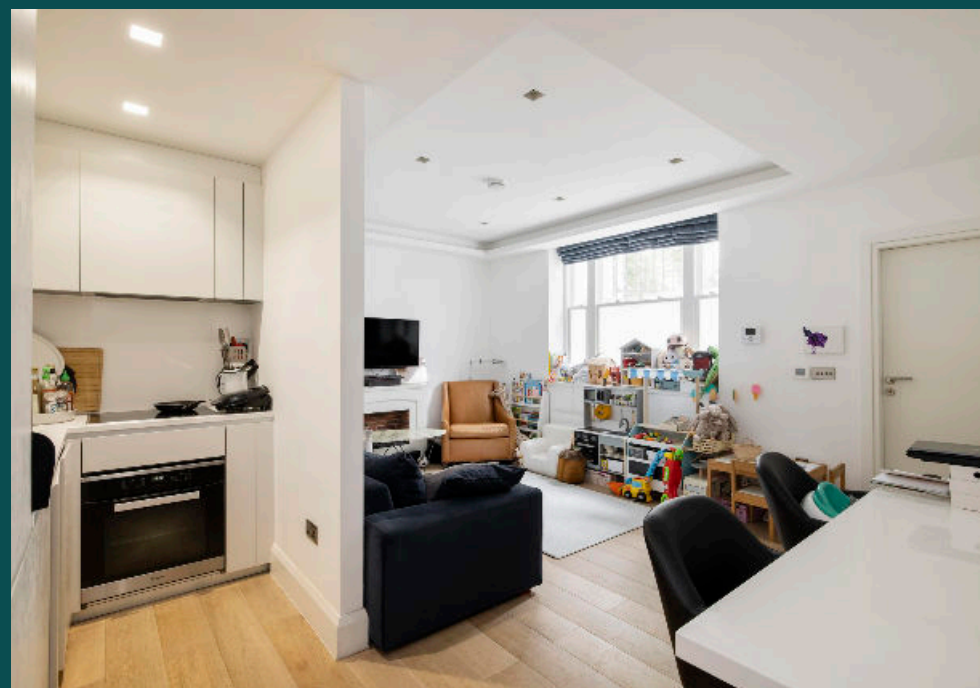
**Tenure:** Leasehold: approximately 990 years remaining

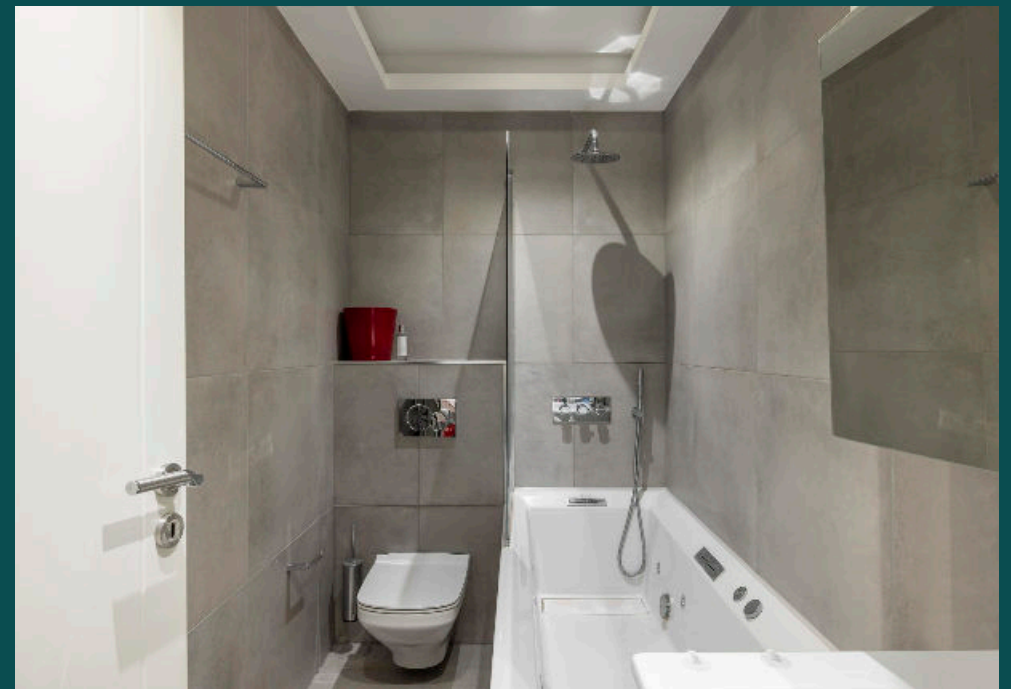
**Service charge:** £5,520.80 per annum

**Ground rent:** £800 per annum

**Local authority:** Royal Borough of Kensington & Chelsea

**Council tax band:** F



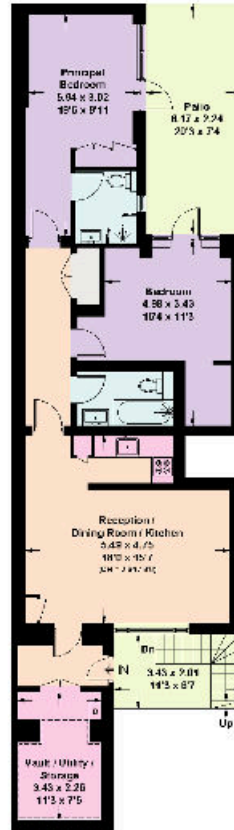


## St. Stephen's Gardens, W2

Approximate Floor Area = 83.6 sq m / 900 sq ft  
Including Limited Use Area (5.9 sq m / 63 sq ft)



MEASUREMENTS TO FACE UNLESS OTHERWISE STATED



Lower Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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