



## ST. STEPHENS GARDENS

Notting Hill , W2





# ST. STEPHENS GARDENS, NOTTING HILL W2

Stylish three bedroom duplex with terrace, situated on a quiet garden square in the heart of Notting Hill.



3



2



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EPC

C

Local Authority: Royal borough of Kensington & Chelsea

Council Tax band: E

Tenure: Leasehold with approximately 86 years remaining

Ground rent: £500 per annum, reviewed every 10 years, next review date 2035

Service charge: £1,600 per annum, reviewed every year, next review due 2026

**Guide Price: £1,250,000**





## HANDSOME PERIOD BUILDING

A well-presented three bedroom duplex apartment with a terrace, situated on the upper floors of a handsome period building in St. Stephens Gardens, W2.

Accessed via the second floor, the third floor offers three bedrooms, including a spacious principal room with excellent built-in storage and en suite, alongside a family bathroom. The fourth floor is dedicated to a large reception space with generous proportions and sash windows, a separate kitchen, and access to a terrace with far-reaching views. The flat enjoys natural light throughout and a well-balanced layout, ideal for modern living.

St. Stephens Gardens is a peaceful, tree-lined garden square in the heart of Notting Hill. Ideally positioned between Westbourne Grove and Talbot Road, the area is known for its elegant period architecture, excellent local restaurants, and boutique shops. Transport links are easily accessible, with Westbourne Park and Notting Hill Gate stations both in close proximity.





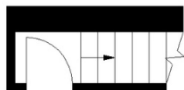




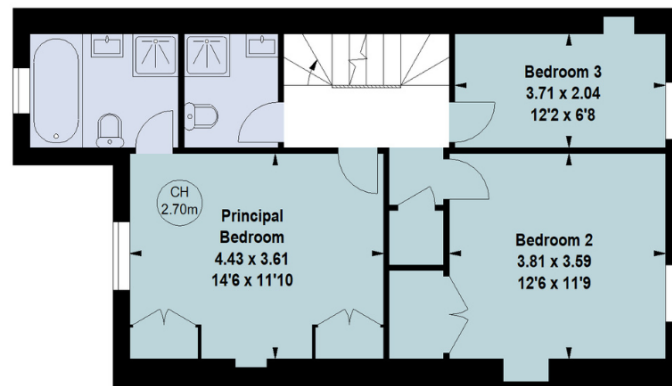




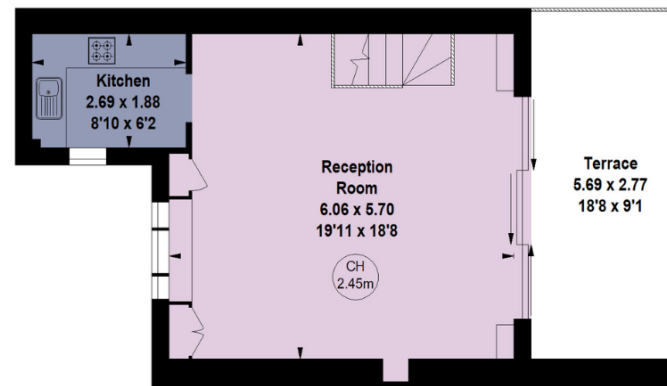
Key :  
CH - Ceiling Height



Second Floor  
Entrance



Third Floor



Fourth Floor



Approximate Gross Internal Area = 99.68 sq m / 1073 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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