



St Stephens Gardens  
Notting Hill, W2

£680,000

🛏️ 2 🚿 1 🏠 Flat/Apartment

HOMESITE

## Bright two double bedroom apartment with lift access and garden views

### FULL DETAILS

A bright two double bedroom apartment located on the fourth floor of this striking period building with lift access. The apartment is well laid out with a large reception room, which opens up onto a modern open plan kitchen, two double bedrooms, good storage and a family bathroom. The property also looks out over peaceful communal gardens and is superbly located for access into Notting Hill & Bayswater providing a huge variety of shops, bars, cafes and restaurants. There are excellent transport links close by including a multiple of bus routes and tube stations including Westbourne Park (Hammersmith & City and Circle lines) and Notting Hill Gate (Central, Circle and District lines).

### PROPERTY FEATURES

- Period conversion
- Two double bedrooms
- Plenty of natural light
- Modern Decor
- Fourth floor with lift
- Overlooking a communal garden
- Council Tax Band D - Westminster City council

### PROPERTY INFO

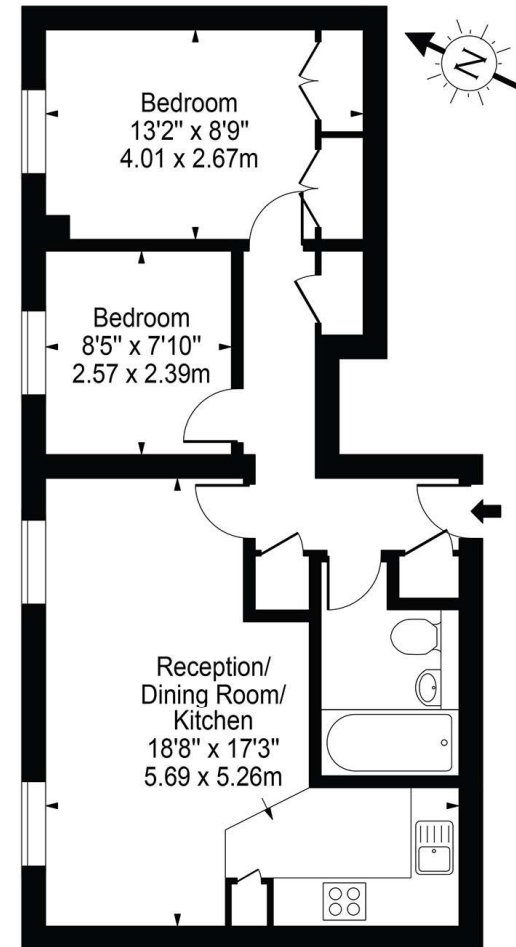
**TENURE**  
Leasehold approx. 103 years

**SERVICE CHARGE**  
£1493 pa. Sinking fund £455 pa

**GROUND RENT**  
£200 pa

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         | 86        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 64                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

St. Stephen's Gardens, W2  
Approx. Gross Internal Area 560 Sq Ft - 52.03 Sq M



Fourth Floor

For Illustration Purposes Only - Not To Scale

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\*Tenant admin fee: 1 person (£100 + VAT), 2 people (£200 + VAT), 3 people (£250 + VAT), 4 people (£300 + VAT), Referencing: £30 per person, Renewal Agreement fee: £50 (including VAT). Typical deposit equal to 6 weeks rent and rent is paid in advance (normally monthly or quarterly). There will be a check out fee at the end of the tenancy, the price of which will depend on the size of the property. N.B. We have produced these sales particulars as a general guide. It is essential that you check with us before undertaking an inspection. We have not carried out a detailed survey of the property and have not tested the services, appliances or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. All statements in these particulars as to this property are made without responsibility on the part of Homesite. The vendor does not make or give and neither Homesite nor any person in their employment has the authority to make or give any representation or warranty whatever in relation to this property.