



## **RUSSELL SIMPSON**

Delightful two-bedroom flat with  
south-east facing terrace on a  
sought-after street in Notting Hill

CHEPSTOW ROAD  
NOTTING HILL W2

Chepstow Road

£1,495,000

<div>BEDROOMS</div> <div>2</div>	<div>INTERNAL</div> <div>841 <small>SQ FT</small></div> <div>78 <small>SQM</small></div>	<div>OUTDOOR</div> <div>60 <small>SQ FT</small></div>	<div>COUNCIL</div> <div>Westminster City</div>
<div>BATHROOMS</div> <div>2</div>		<div>EPC</div> <div>D</div>	<div>COUNCIL TAX</div> <div>E</div>
<div>TENURE</div> <div>Leasehold</div>	<div>LEASE LENGTH</div> <div>111 <small>YEARS</small></div>	<div>GROUND RENT</div> <div>—</div>	<div>SERVICE CHARGE</div> <div>—</div>

# The Property

Creative and comfortable flat with a spacious top-floor living area close to Westbourne Grove

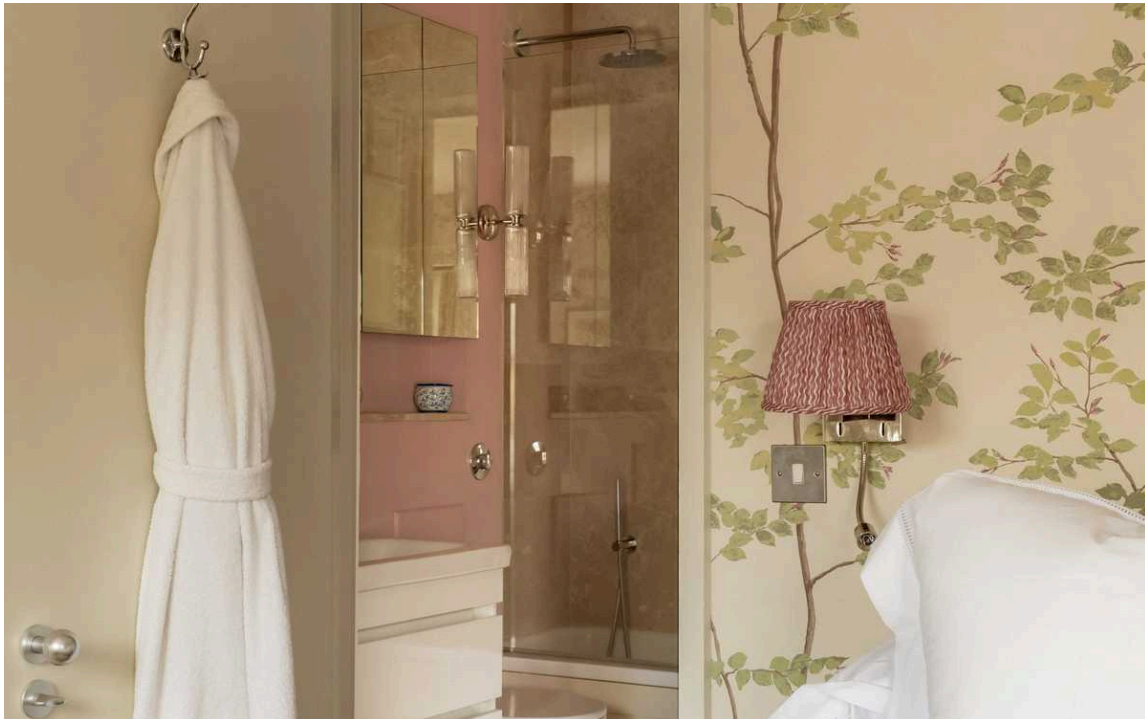






## The Bedrooms

Stepping into the flat on the first floor, the stairs lead up to a pair of second-floor bedrooms. The principal bedroom has an ensuite bathroom with a bath and double French doors leading onto the rear terrace. The other bedroom has a bathroom next door.



## Indoor Spaces

The third floor is entirely occupied by a generous living area. This includes an open-plan kitchen, as well as separate dining and seating spaces. Front and rear windows create a double aspect and fill the room with light.



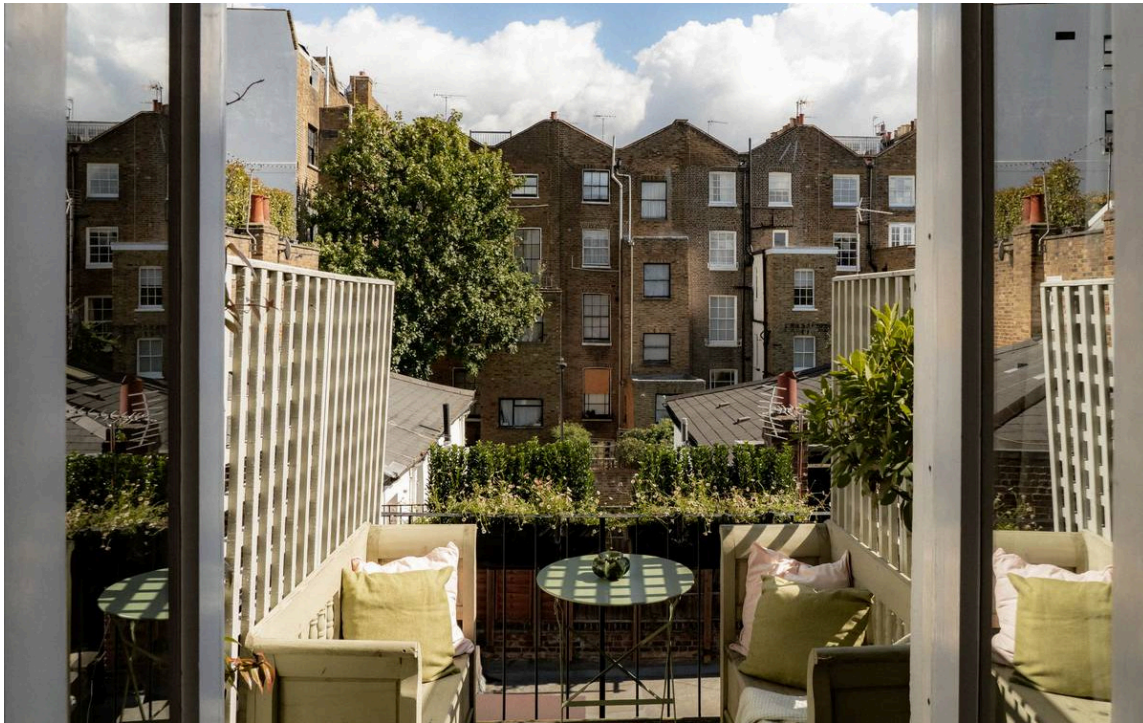


## The Design

The flat has been tastefully decorated by an interior designer. Its charming style blends colourful interiors with creative details, all presented in very good condition.







## Outdoor Spaces & The Neighbourhood

The flat includes a south-east facing terrace with enough space for outdoor seating.

Chepstow Road is a lively residential street with white stucco terraces set back from the street, as well as popular pubs and shops.

From here, Royal Oak station is close, while Westbourne Grove station is also within walking distance. Westbourne Grove itself has a village-like atmosphere, and the many restaurants and shops of Notting Hill are within easy reach.



Chepstow Road,  
W2

**Approx Gross Internal Area**

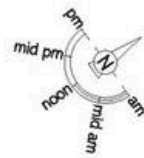
841 sq ft / 78.1 sq m

**Including Limited Use Area**

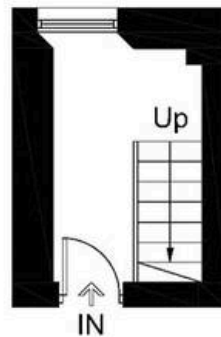
30 sq ft / 2.8 sq m

**RUSSELL  
SIMPSON**

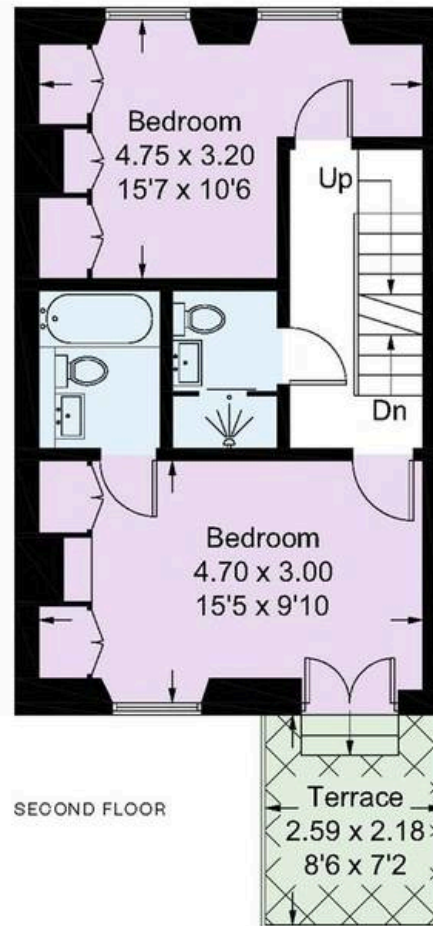
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



[ ] = Reduce head height below 1.5m



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



**RUSSELL  
SIMPSON**

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