



RUSSELL SIMPSON

First Floor flat with a south facing-
terrace onto a beautiful garden
square

ST STEPHENS GARDENS
BAYSWATER W2

St Stephens Gardens

Sold

BEDROOMS 2	INTERNAL 805 SQ FT	OUTDOOR 140 SQ FT	COUNCIL —
BATHROOMS 2	74 SQM	EPC C	COUNCIL TAX F
TENURE Share of freehold	LEASE LENGTH 148 YEARS	GROUND RENT —	SERVICE CHARGE £4,683 P/Y

The Property

Two bedroom flat with spacious interiors close to Westbourne Grove



img 1

Light Filled



Indoor Spaces

Entering the flat on the first floor, the front corridor leads into a reception room with high ceilings. This includes an open-plan kitchen, separate dining and seating areas, and pair of tall windows opening out on the terrace. The room faces south, ensuring sunlight throughout the day, with wooden floors and a working stove in the fireplace.



The Bedrooms

At the opposite end of the flat is a principal bedroom with a sash window and overhead skylight, as well as considerable storage space. Next door is a second bedroom, as well as a pair of bathrooms, one with a bath.

img 1

Principal Bedroom

img 2

Bathroom





Outdoor Spaces

The property includes a south-facing terrace with enough space for outdoor seating, and views over the communal garden square. The building itself has recently been repainted.



The Neighbourhood

St Stephen's Gardens is lined with terrace houses dating back to the Victorian era. These are grand buildings with classical porches and white stucco facades. At the centre is a communal garden with shaded lawns and a children's playground. Both Royal Oak and Westbourne Park underground stations are a short walk away. Golborne Road is also close, with its popular mix of restaurants and shops. In addition, the Grand Union canal is nearby, with a towpath well suited to walking and running.

St Stephens Gardens, W2

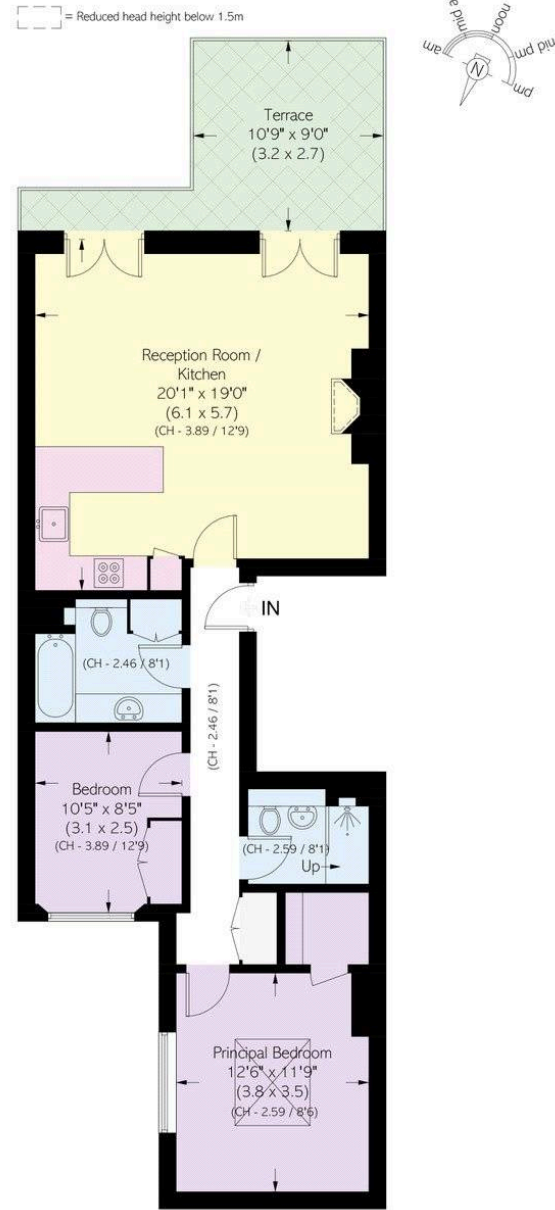
Approximate area
74.8 sq m / 805 sq ft

Including limited use area
(0.8 sq m / 9 sq ft)

Approximate external area
13.0 sq m / 140 sq ft

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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.



First Floor

**RUSSELL
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