



**MOUNTGRANGE**  
HERITAGE



## **St Stephens Gardens, W2** **£800,000 Share of Freehold**

A great opportunity to acquire an unmodernised raised ground floor apartment with high ceilings, two bedrooms and period features in a handsome stucco-fronted building. Located in prime Notting Hill, close to Westbourne Grove, Portobello Road and around the corner from The Cow and The Westbourne pubs. Westbourne Park Underground is close by with access to the Hammersmith, City and Circle Lines.

**2 Bedrooms | 1 Reception Room | 1 Bathroom**

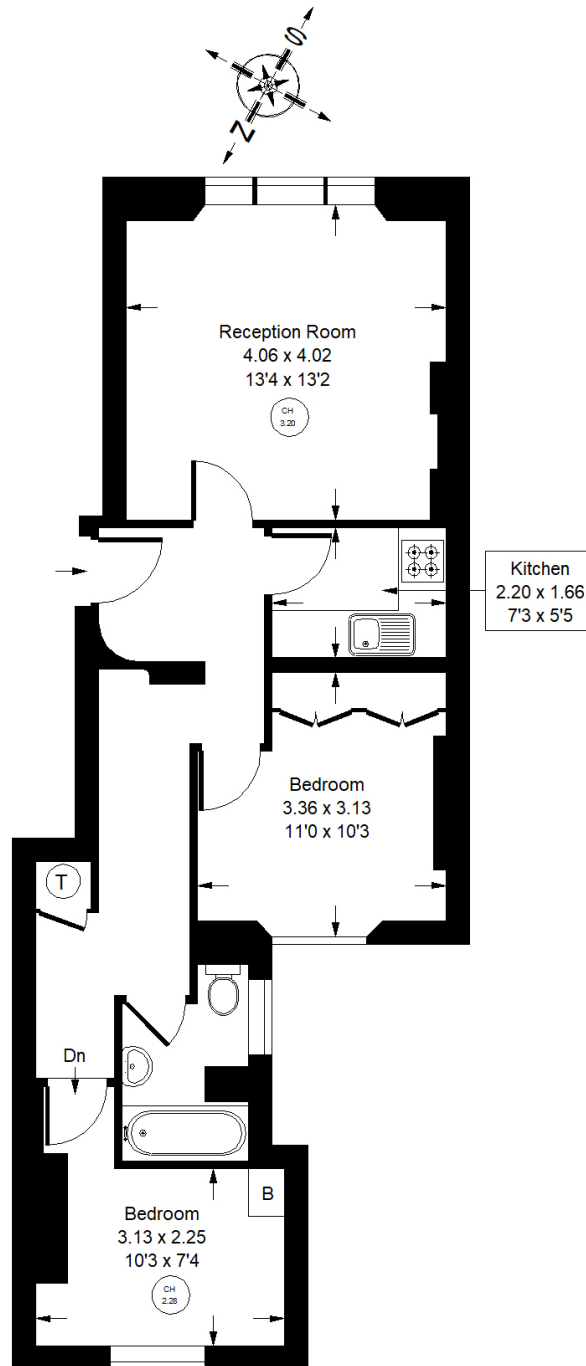
**Notting Hill Office**  
27 Kensington Park Road, London W11 2EU  
020 7221 2277  
[sales@mountgrangeheritage.co.uk](mailto:sales@mountgrangeheritage.co.uk)

**Other offices** Kensington - North Kensington

[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

## St. Stephens Gardens, W2

Approx. Gross Internal Area  
54.5 sq m / 587 sq ft



### Raised Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.

# Energy performance certificate (EPC)

Ground Floor Flat  
St Stephen's Gardens  
LONDON  
W2 5QX

Energy rating

C

Valid until:

29 April 2034

Certificate  
number:

7800-3037-4204-9844-  
5200

Property type

Mid-floor flat

Total floor area

54 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### IMPORTANT NOTICE

Mountgrange Heritage and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mountgrange Heritage have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.