# Lot 12B

## 23C St Stephens Gardens, Bayswater, London, W2 5QU

**By order of a major housing association**



All enquiries Ref: Brian Grante



- **Long leasehold second floor self-contained flat requiring updating**
- **Full vacant possession**

**Location:**
St Stephens Gardens is located off Chepstow Road and well positioned for the amenities of Bayswater, Notting Hill, , Maida Vale and Paddington. Transport options include road links via the A40/M40 or the A5, local bus routes or Royal Oak, Westbourne Park or Bayswater Stations.

**EPC rating:** C

**Accommodation:**
Entrance hall, one bedroom, reception room, kitchen, bathroom/WC, store room

**Council Tax Band:** D

**Lease:**
To be sold on a new lease for a term of 125 years at a peppercorn ground rent

**To view:**
Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

