

WESTBOURNE TERRACE, W2

£450,000 LEASEHOLD

Winkworth







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Set on the third floor of an impressive period building, this modern one-bedroom apartment features a lovely open-plan reception room and kitchen and is located moments from amenities and transport links.

A well-presented apartment arranged to provide bright and modern accommodation, comprising an open plan kitchen/reception room, a double bedroom, a contemporary bathroom and useful built-in storage.

The open plan kitchen/reception offers a practical and comfortable living space, with modern fitted units, integrated appliances and ample room for dining and seating. Large sash windows allow for good natural light throughout. The bedroom is quietly positioned and of a good size, while the bathroom is finished in a modern style with a walk-in shower and neutral tiling.

The property is located on Westbourne Terrace, ideally positioned for the local shops, cafés and amenities of Bayswater and Paddington. Lancaster Gate Underground station (Central line) is within a short walking distance, as is Paddington station, providing access to the Bakerloo, Circle, District and Metropolitan lines, as well as National Rail services and Heathrow Express connections.

Tenure: Leasehold, approximately 81 years remaining. The lease is currently in the process of being extended to approximately 171 years.

Service Charge: £1,263.42 per annum

Ground Rent: Approximately £46 per annum

Council Tax: Band C





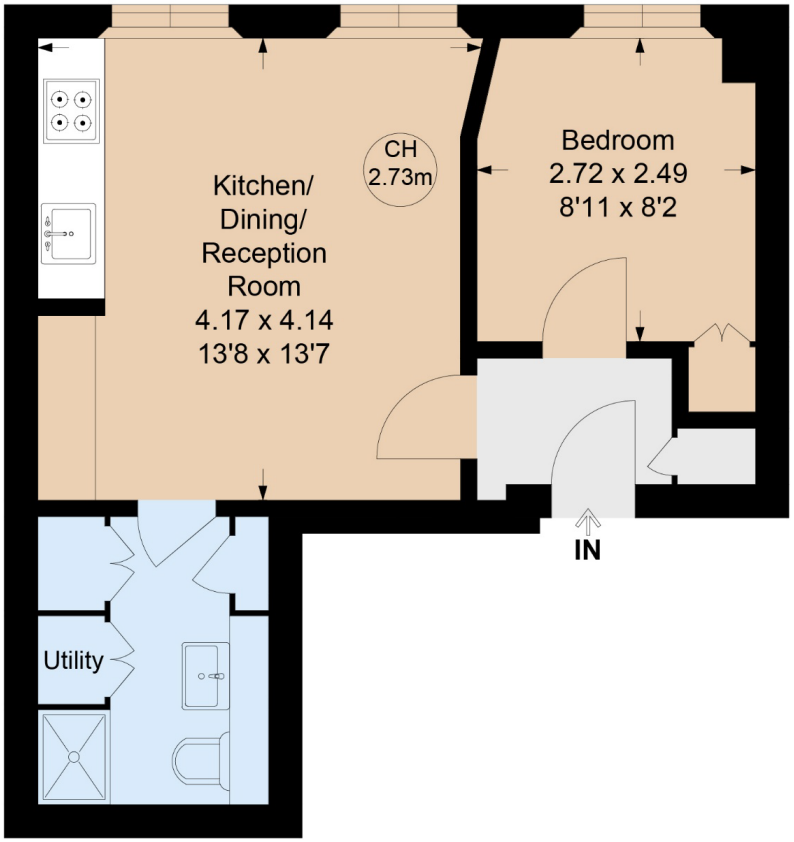




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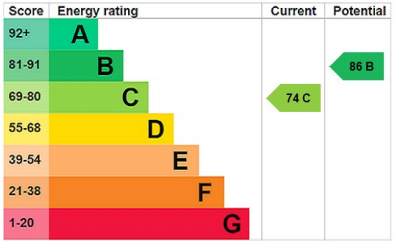
Approximate Gross Internal Area = 34.2 sq m / 368 sq ft

Key :
CH - Ceiling Height



Third Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only



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