



WESTBOURNE TERRACE, W2
£460,000 LEASEHOLD

Winkworth



WESTBOURNE TERRACE, W2

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.

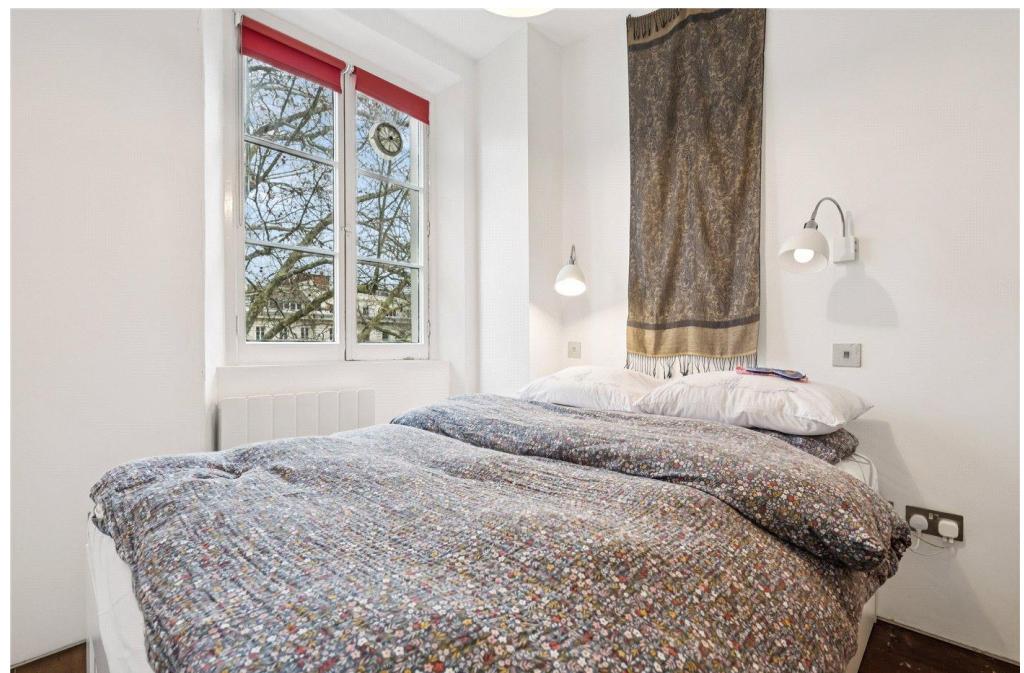
The property is located on Westbourne Terrace, ideally positioned for the local shops, cafés and amenities of Bayswater and Paddington. Lancaster Gate Underground station (Central line) is within a short walking distance, as is Paddington station, providing access to the Bakerloo, Circle, District and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

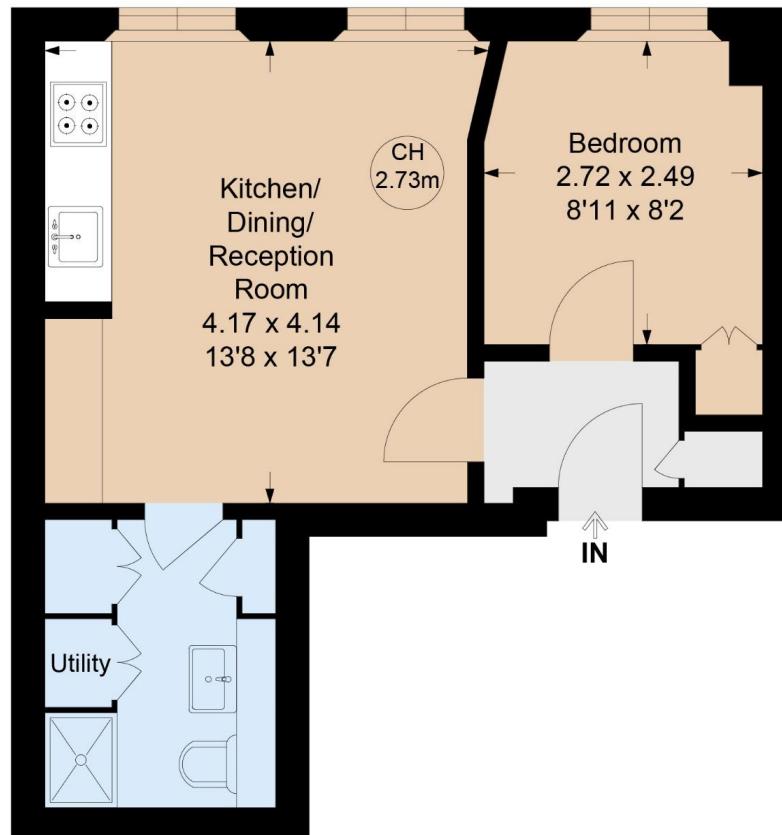
Council Tax: Band C



Westbourne Terrace, W2

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

Score	Energy rating	Current	Potential
92+	A		86 B
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Paddington and Bayswater | 020 7405 1288 | paddington@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Winkworth