



## **WESTBOURNE GROVE TERRACE, W2**

**£1,245,000 LEASEHOLD (101 YEARS REMAINING)**

**A RARELY AVAILABLE, OWN FRONT DOOR, GROUND AND LOWER MAISONETTE WITH THREE BEDROOMS, LOCATED JUST OFF THE SOUGHT AFTER WESTBOURNE GROVE.**

**3 Bedrooms, 1 Reception Room, 2 Bathrooms, Flat/Apartment, Maisonette, Ground Floor, Patio, Study, Period, 1070 Approx Sq Ft, Service charge £2,200 p/a, Ground rent £250 p/a**

**Winkworth**

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk

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## DESCRIPTION:

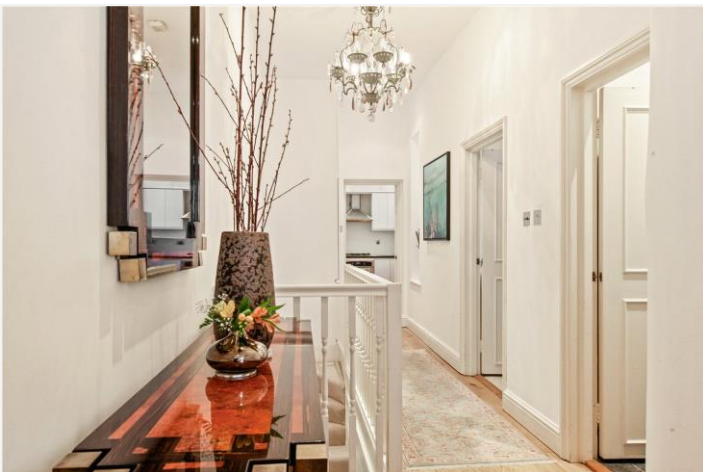
This wonderfully spacious ground and lower maisonette, with a ground floor private entrance, comes to the market in excellent condition having been well maintained by the current owners. The accommodation, which extends to 1070 sq. ft comprising impressive entrance hall, reception room, guest wc, study/bedroom, eat in kitchen, two ensuite double bedrooms and a rear terrace. Particular features of the property include, exceptionally high ceilings on the ground floor, excellent storage space throughout, rear terrace and independent access through its own private ground floor front door.

## LOCATION:

Westbourne Grove Terrace is a quiet cul de sac running off Westbourne Grove itself, just to the west of Queensway with a whole host of shops, bars and restaurants seconds away, moments from both Queensway and Bayswater underground stations and within walking distance of Paddington Station, the Heathrow Express and Elizabeth Line. Kensington Gardens is a short stroll away.

## LOCAL AUTHORITY AND COUNCIL TAX BAND:

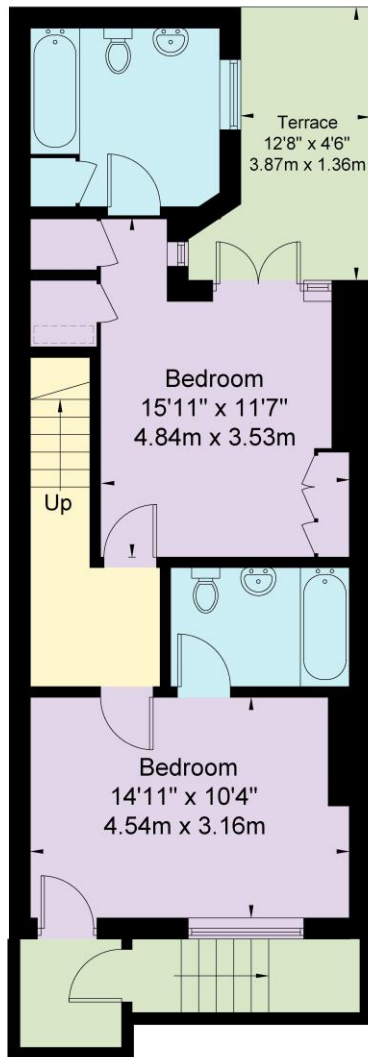
City of Westminster (Band F)





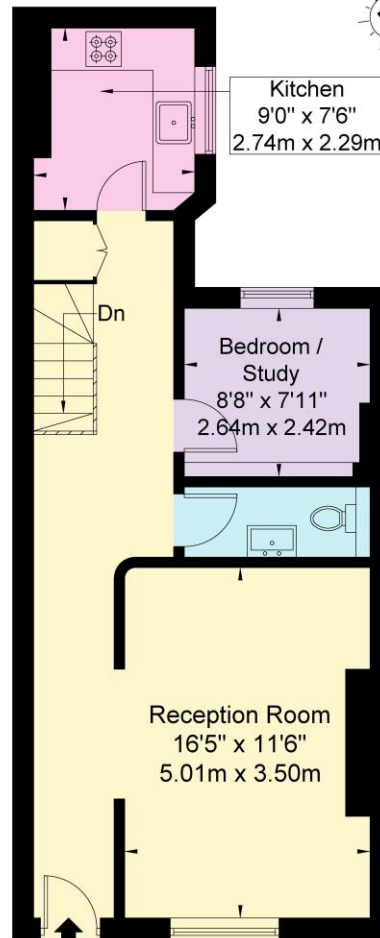
# Westbourne Grove Terrace W2 5SD

Approx Gross Internal Area = 99.5 sq m / 1070 sq ft



Lower Ground Floor

Ref

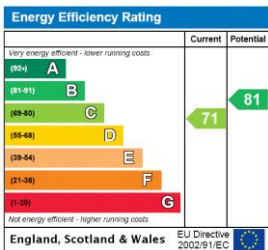


Ground Floor

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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