



## Inverness Terrace, W2

£2,500,000 *Leasehold*

2  1  3 

Set in a beautifully restored Grade II stucco fronted Victorian former terrace house, a magnificent two-bedroom duplex apartment, set over the ground and first floor, accessed through French double doors - "giving an air of grandeur", with high ceilings, intricate cornicing, and seamlessly blended with 21st century everyday needs.

### KEY FEATURES

- Two-bedroom duplex over the ground and first floors of a restored Grade II Victorian terrace. French double doors.
- High ceilings. Ornate cornicing. Modern finish.
- Air conditioning and underfloor heating. Herringbone floors. Siemens kitchen.
- Porter. CCTV.



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0207 727 3227 | [nottinghill@winkworth.co.uk](mailto:nottinghill@winkworth.co.uk)

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The apartment combines attractive period features with modern comforts. It includes air conditioning, herringbone flooring, cast-iron radiators and underfloor heating. The kitchen is fitted with Siemens appliances, and the building benefits from a porter service, CCTV and a secure entry phone system.

Located on a stunning tree lined street - 'Inverness Terrace', in the heart of Bayswater, with easy access to both Bayswater St' (Hammersmith, Circle and District lines) and Queensway (Central line). Conveniently located for international and national transport links at Paddington Mainline Station (Heathrow Express / Elizabeth Line). Westbourne Grove is also within easy reach, as is Queensway and the significant and world-class development 'The Whiteley'.



MATERIAL INFORMATION

**Tenure:** Leasehold  
**Term:** 990 year and 11 months  
**Service Charge:** £13,000 per annum  
**Ground Rent:** £1950 Annually (subject to increase)  
**Council Tax Band:** G (Westminster)  
**EPC rating:** C  
**Is the property listed:** Property is Grade II listed

Utilities:

Electricity – Mains

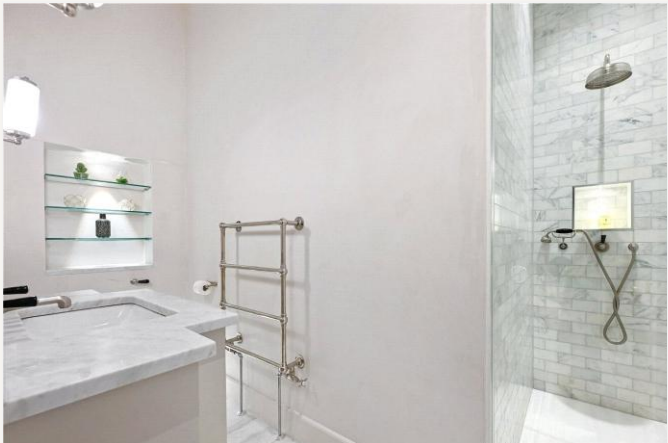
Water – Mains

Sewerage – Mains

Heating – Gas

Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

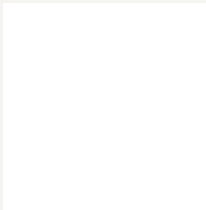
Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



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



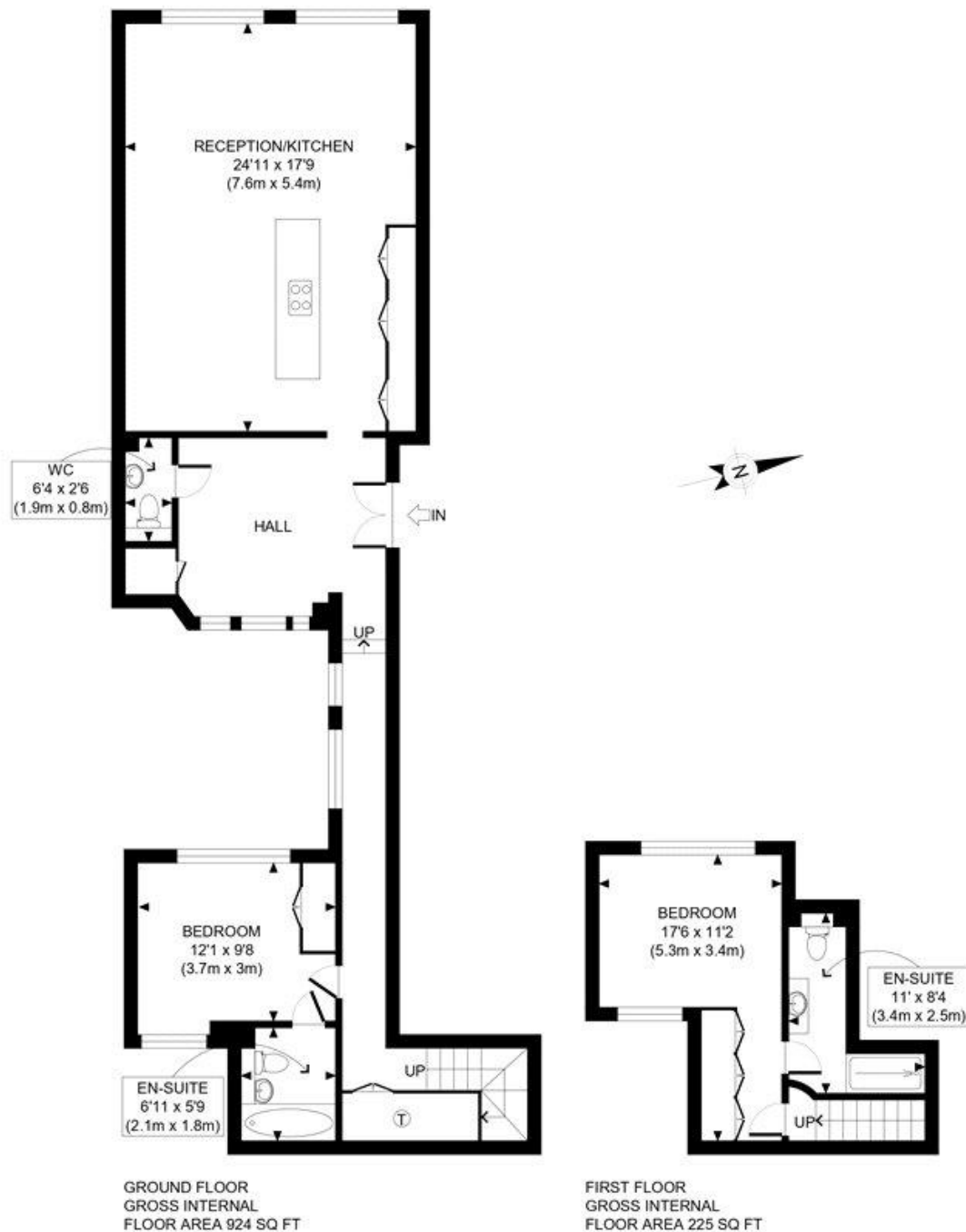
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





APPROX. GROSS INTERNAL FLOOR AREA: 1149 SQ FT/ 107 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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