



**DURHAM TERRACE, W2**  
**£1,650,000 SHARE OF FREEHOLD**

**A FANTASTIC AND IMMACULATELY PRESENTED GARDEN  
MAISONETTE, LOCATED IN THIS MUCH SOUGHT AFTER AND  
PRETTY TREELINED STREET IN THE HEART OF NOTTING HILL.**

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk 178  
Westbourne Grove, London, W11 2RH

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## **SUMMARY:**

A fantastic and immaculately presented Garden Maisonette, located in this much sought after and pretty treelined street in the heart of Notting Hill.

This stunning property is arranged over the ground and lower ground floors of this lovely period conversion. Extending to 1,152sq. ft the accommodation combines traditional period features with a wonderful modern finish, bringing out the best of both. Entered on the ground floor, there is a large open-plan kitchen-dining-reception room where light floods through the floor to ceiling rear windows and skylights, doors from this floor lead to the rear garden. At garden level, there are two very large bedrooms, one ensuite and a bathroom. The rear garden is wonderfully low maintenance with paving but surrounded by shrubs and trees.

The property is located in a conservation area.

## **Additional Information:**

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>

## **LOCATION:**

Durham Terrace is an imposing, attractive and peaceful street running between Alexander Street and Westbourne Gardens, just to the east of Porchester Road and within easy walking distance of the many shops and transport links of Queensway and Westbourne Grove as well as great transport links at Paddington Station, Bayswater, Royal Oak, Queensway and the A40.





RAISED GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 539 SQ FT

LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 613 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1152 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.

PROPERTY PHOTO PLANS  
BEFORE YOU BUY OR RENT

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.

**Tenure:** Share of Freehold

**Term:** 86 year and 2 months

**Service Charge:** £5,705 per annum

**Council Tax Band:** E (Westminster)

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.

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