



**WESTBOURNE TERRACE, BAYSWATER, W2**  
**GUIDE PRICE £950,000 LEASEHOLD**

With close proximity to Hyde Park, the property is a truly exceptional apartment with a fabulous about - 580 sq ft south westerly facing roof terrace. Both elegant, stunning and located on the first floor of this impressive Grade II listed period building.

Leasehold: About 141 years remaining | Service Charge: About £6,200 per annum | Ground Rent: N | Council Tax Band: E  
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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## DESCRIPTION:

With beautiful period features the apartment offers a stylish modern design and with French doors opening out to a spectacular about - 580 sq ft south westerly facing roof terrace. With over three metre ceiling heights throughout the property, together with bespoke tall oak doors and incorporates floor to ceiling windows promoting an abundance of natural light. The accommodation comprises of a triple aspect reception room with parquet flooring and further French doors opening onto another balcony, an open plan fully fitted kitchen which includes Siemens, AEG appliance, double bedroom and bathroom. Subject to the necessary consents - there is an opportunity to add a mezzanine level to create a further bedroom/bathroom should a purchaser chose to do so (plans available on request). Westbourne Terrace is a most attractive tree lined street running north from Hyde Park, with Paddington Station (Heathrow Express,) Elizabeth line, Lancaster Gate (central line) and The A40 close at hand.



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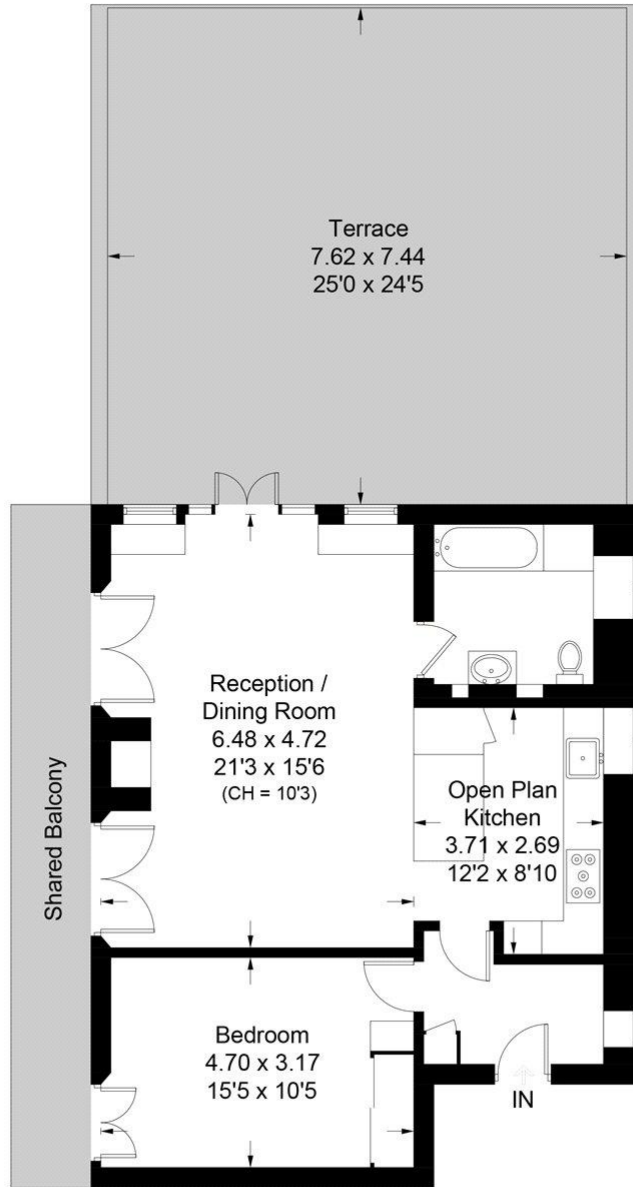


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# Westbourne Terrace, W2

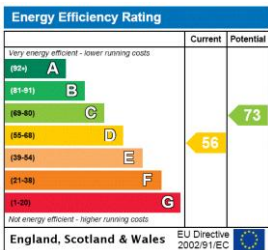
Approximate Gross Internal Area  
67.8 sq m / 730 sq ft



## First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID470950)

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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