Westbourne Terrace W2

£640,000 Share of Freehold

CLUTTONS



Westbourne Terrace

A two-bedroom apartment on the popluar Westbourne Terrace, W2.

Set on the highly sought-after Westbourne Terrace, this well-proportioned two-bedroom apartment offers approximately 860swft of accommodation, presenting an exciting opportunity for both owner-occupiers and investors alike.

Accessed via its own ground floor entrance, the property comprises two double bedrooms, an open plan kitchen and reception room, two bathrooms and the added benefit of a private patio providing valuable outside space.

Offering excellent potential, this apartment would make an ideal home or investment with the opportunity for an incoming purchaser to refurbish and personalise the interiors to their own unique style and taste.





Location

Westbourne Terrace is ideally positioned in the heart of Bayswater, moments from the vibrant amenities of Paddington and Lancaster Gate. The area offers an excellent selection of cafes, shops and everyday conveniences alongside the open green spaces of Hyde Park and Kensington Gardens.

With Paddington Station close by, providing excellent transport connections including the Elizabeth Line, Heathrow Express and National Rail Heathrow Express and National Rail services, the location is particularly well suited to commuters and those seeking easy access across London and beyond.

Leasehold - 88 years remaining
Service Charge - £4094 p.a
Ground Rent - £300 p.a
Council Tax - G
EPC - D





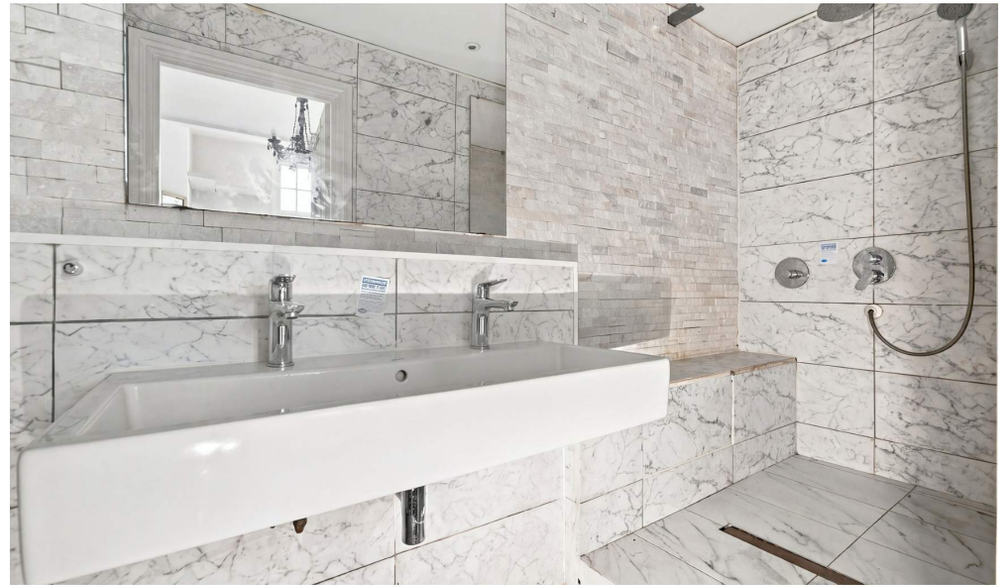


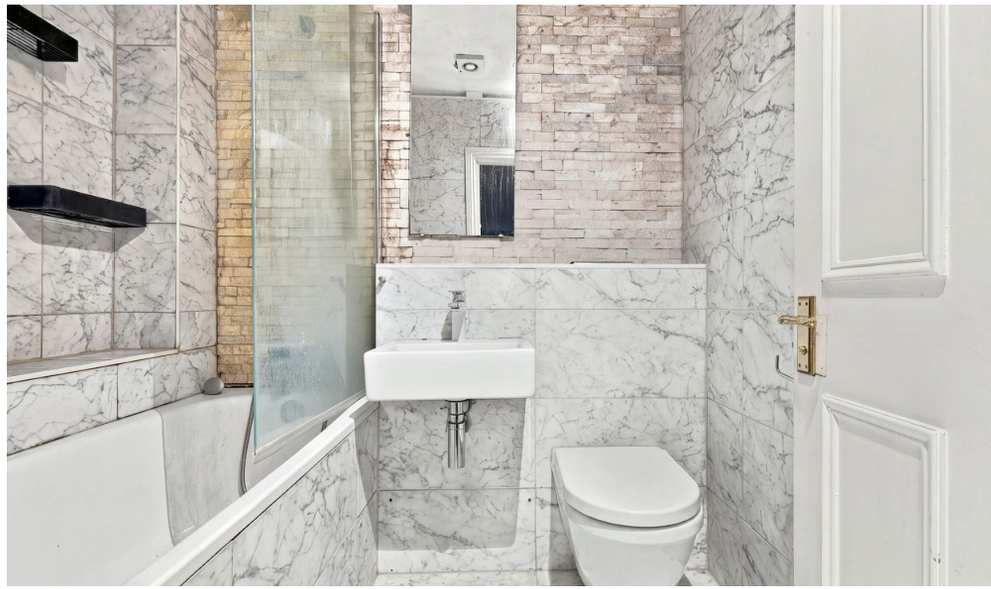








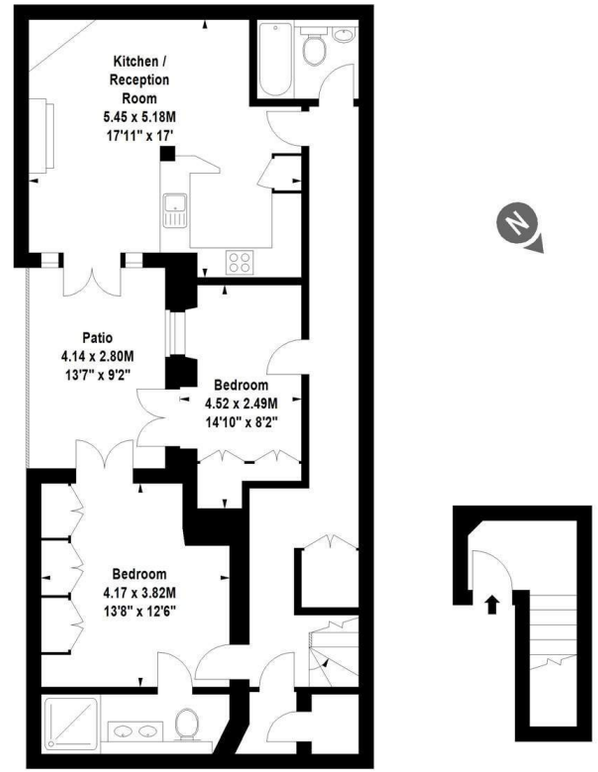






Westbourne Terrace, W2

Approximate Gross Internal Area 87 sq m (936 sq ft)



Lower Ground Floor **Ground Floor**

hydepark@cluttons.com 020 7262 2226 cluttons.com

Floor Plan produced for Cluttons by Mays Property Marketing © . Tel 020 3397 4594

Illustration for identification purposes only. Not to scale.
Orientation, measurements, and other details are approximate and for guidance only, purchasers should verify details independently.
Where a room has a sloping ceiling the dotted line marks 1.50M height, and all measurements shown are at floor level.

Approximate gross internal area:
936 sq ft (87 sq m)
EPC rating: D | Ref: ALB260166

CLUTTONS

For further details contact

Cluttons Hyde Park
020 7262 2226
verity.chick@cluttons.com

This is made from FSC certified paper, part of our commitment to use more sustainable materials. FSC , protecting the world's forests for the future.
Please recycle.

FSC www.fsc.org MIX Paper from responsible sources FSC® C020659

recycle

Cluttons LLP for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1. These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitte in whole or in part an offer or a Contract. 2. Reasonable endeavours have been made to ensure that the infomation given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3. All statements in these particulars are made without responsibility on the part of Cluttons LLP or the vendor or lessor. 4. No statement in these particulars is to be relied upon as a statement or representation of fact. 5. Neither Cluttons LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8. No assumption should be made in respects of parts of the property not shownin photographs. 9. Any areas, measurements or distances are only approximate. 10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of VAT if applicable.

Cluttons
23 Albion Street
London
W2 2AS
cluttons.com