



Westbourne Gardens London W2

£999 Per Week - Available 03/10/2017

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

*Luxury two bedroom apartment over the lower ground floors with a private terrace to the rear of the property.*

Two Bedrooms | Two Bathrooms (One En suite) | Tiled Flooring Throughout | Comfort Cooling | Under Floor Heating | Customised Lighting System.

## Description

Call us between our extended opening hours of 6 - 10PM Monday to Thursday to arrange an appointment. Offering immaculate accommodation over the lower ground floors of a stunning new building, is this two bedroom executive apartment - The property is situated on Westbourne Gardens and benefits from a stunning entertaining space. Finished to an exacting standard and thoroughly thought out to include innovative features such as; underfloor heating, sourced through the properties own "green" under-ground heat pump, solid tile flooring throughout, mood lighting and user friendly audio system. This large lower ground floor unit comprises of a spacious loft style reception and dining area, with open plan kitchen fully fitted to include top of the range appliances.

Two double bedrooms (Master en-suite bathroom) and Second Bedroom and family bathroom. Available Fully Furnished / Part Furnished / Unfurnished.

## Situation

Westbourne Gardens a peaceful pocket just minutes away from the hustle and bustle of Queensway, Westbourne Grove and Portobello Market with their mixture of vibrant boutiques, cafés and restaurants. Excellent transport links are on the door step with an abundance of bus routes and Bayswater (District/Circle lines), Queensway (Central line), Royal Oak (Hammersmith & City line - heading towards Paddington (Heathrow Express), King's Cross and Liverpool Street) underground stations all a short walk away.



Living Room



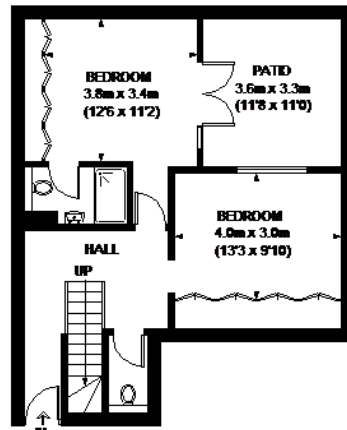
Kitchen

## Hamptons Notting Hill Lettings

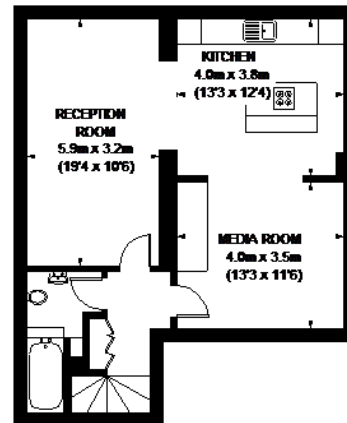
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London W11 2QA

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LOWER GROUND FLOOR ONE



LOWER GROUND FLOOR TWO

## WESTBOURNE GARDENS



APPROXIMATE GROSS INTERNAL AREA  
LOWER GROUND FLOOR ONE  
541 SQ. FT. (50.3 SQ. M.)  
LOWER GROUND FLOOR TWO  
740 SQ. FT. (68.7 SQ. M.)  
TOTAL = 1281 SQ. FT. (119 SQ. M.)

This plan is for layout guidance only. Not drawn to scale.  
Dimensions and door openings are approximate.  
Whichever way you go to the perimeter of this plan,  
please check all dimensions, angles and compare bearings  
before making any decisions about space there. Please be  
aware that Hampton International / our agents have not  
seen or measured any building regulations or planning permissions  
in relation to these plans and the property (01577744)

Energy Performance Certificate			
Flat 2, 1a Westbourne Gardens, LONDON, W2 5NR Dwelling type: Ground-floor flat Date of assessment: 18 February 2015 Date of certificate: 04 March 2015 Reference number: 9888-8027-7332-3235-7940 Type of assessment: SAP, new dwelling Total floor area: 123 m <sup>2</sup>			
Use this document to: * Compare current ratings of properties to see which properties are more energy efficient			
Estimated energy costs of dwelling for 3 years:			£ 1,302
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 258 over 3 years	
Heating	£ 723 over 3 years	£ 723 over 3 years	
Hot Water	£ 321 over 3 years	£ 321 over 3 years	Not applicable
Totals	£ 1,302	£ 1,302	
These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.			
Energy Efficiency Rating			
Very energy efficient - lower running costs	Current	Potential	
A (91-100)	B (81-90)	C (69-80)	D (55-68)
E (39-54)	F (21-38)	G (1-20)	
Not energy efficient - higher running costs			
	84	84	
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).			

**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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