



Westbourne Terrace, Bayswater  
London, W2



*Beyond your expectations*

# Newly Refurbished Apartment with High Ceilings

**Hamptons International**

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Newly Refurbished | West Facing | Raised Ground Floor | Open Plan Kitchen | Reception Room | Two Bedrooms | Bathroom | Shower Room | 804 sq ft / 74.7 sq m

**Asking Price £899,999 Leasehold**

## Description

Newly refurbished to a high specification is this bright west facing apartment with high ceilings. Located on this attractive tree lined terrace within a Grade II listed building, the apartment is accessed via the raised ground floor and stretches from front to rear of building. The accommodation comprises of a spacious open plan entertaining space (west facing reception room, fitted kitchen and dining area), master bedroom with an en-shower room, second bedroom and a bathroom.

## Location

Westbourne Terrace is an attractive tree lined avenue running north from Hyde Park. In an area consisting of grand white stucco-fronted buildings, desirable mansion blocks and Georgian houses, transport links include Paddington and Lancaster Gate (central line). Paddington mainline station also provides city, national and international connections. For motorists the A40 is easily accessible. Nearby central London attractions include Hyde Park, Oxford Street including the famous Selfridges store and the west end. Nearby fashionable districts such as Westbourne Grove, Notting Hill, High Street Kensington and Marylebone High Street are accessible.

## Additional Information

Additional features

- Miele appliances
- Carrara marble work surfaces

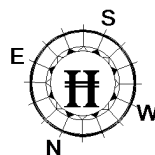
- Oak stained wood floors
- Tom Dixon lights and Tigermoth chandeliers

Leasehold expiring 25/09/2160

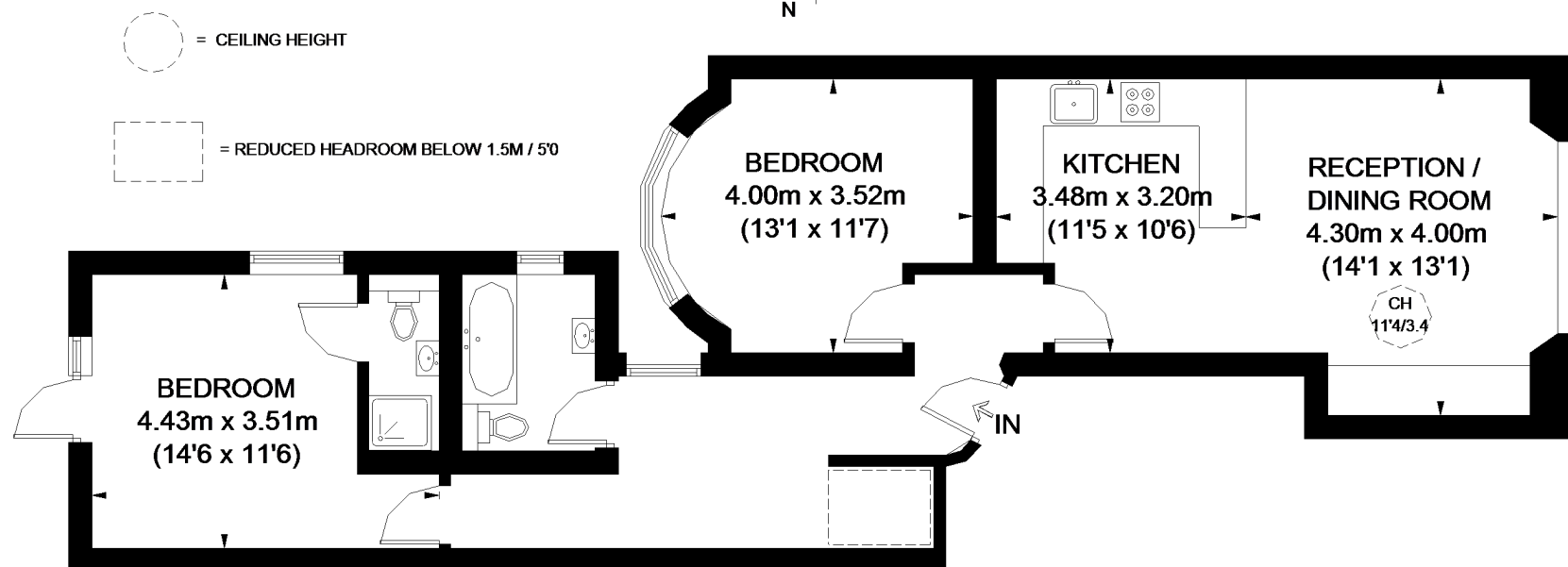
Service Charges: £TBC

Ground Rent: TBC





## WESTBOURNE TERRACE



### GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING REDUCED HEADROOM)  
791 SQ. FT. (73.5 SQ. M.)  
REDUCED HEADROOM  
13 SQ. FT. (1.2 SQ. M.)  
TOTAL = 804 SQ. FT. (74.7 SQ. M.)

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. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID241959)

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor 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. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



