

Westbourne Park Road,
Notting Hill



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& Parker

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A stunning two-bedroom, top two floor duplex apartment in a handsome period building.

With entrance on the first floor, this bright and spacious apartment is well-presented with wooden flooring throughout. There is excellent entertaining space including a large dining/ reception room with a separate, spacious, and bright kitchen. The top floor benefits from two double bedrooms with built in storage and a guest WC and there is a large family bathroom.



Location

Westbourne Park Road is located in close proximity to Westbourne Grove and Bayswater Road and is therefore close to all the shopping and transport facilities of the local area. The transport links of Royal Oak (Hammersmith and City and Circle Lines), Bayswater (Central Line) and Paddington Station (National Rail and Elizabeth Line) are in close proximity. The open spaces of Kensington Gardens and Hyde Park are also nearby.

Postcode region: W2

General

Tenure: 125 years from 25 February 1987, plus a share of the freehold
Local Authority: Westminster
Council Tax: Band E
EPC Rating: D
Service Charge: £3,500 per annum
Parking: Residents' parking
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

886 sq ft (82 sq m)
First floor entrance
Immaculately presented
Two double bedrooms
Share of freehold

Guide price £1,200,000

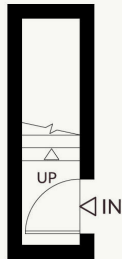


Approximate Gross Internal Area
82 sq m/ 886 sq ft (including under 1.5m)
81sq m/ 868 sq ft (excluding under 1.5m)

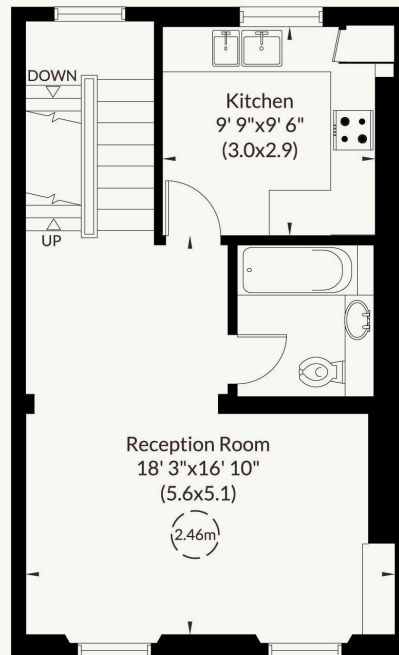
Not to Scale, for identification only



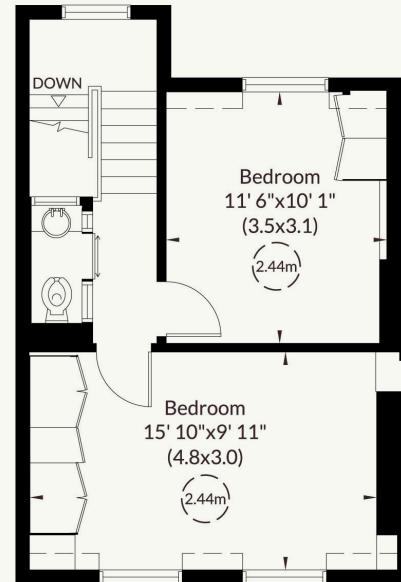
Reduced head height below 1.5m



First Floor



Second Floor



Third Floor

For guidance only and must not be relied upon as a statement of fact or used for valuation purposes.

All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Strutt & Parker Notting Hill

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