

Westbourne Park Road,
Bayswater



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An immaculately presented upper maisonette with a south-facing terrace.

This fantastic home is entered on the ground floor and occupies the first, second and third floors of this well-maintained period building comprised of only two properties.

Benefitting from excellent natural light and good proportions, this immaculate flat has generous living and entertaining space, with an abundance of storage throughout. The first floor features a large reception room, with separate, dine-in kitchen. There are two double bedrooms and a family bathroom on the second floor, with the principal bedroom suite occupying the top floor. The flat further benefits from a guest WC and, large south-facing balcony.



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 within striking distance. The open spaces of Kensington Gardens and Hyde Park are also nearby.

Postcode region: W2

General

Tenure: 125 years from 15.09.1978, plus a share of the freehold
Local Authority: City of Westminster
Council Tax: Band F
EPC Rating: D
Service Charge: Approximately £800 pa for building insurance
Ground Rent: Nil
Parking: Residents' parking
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

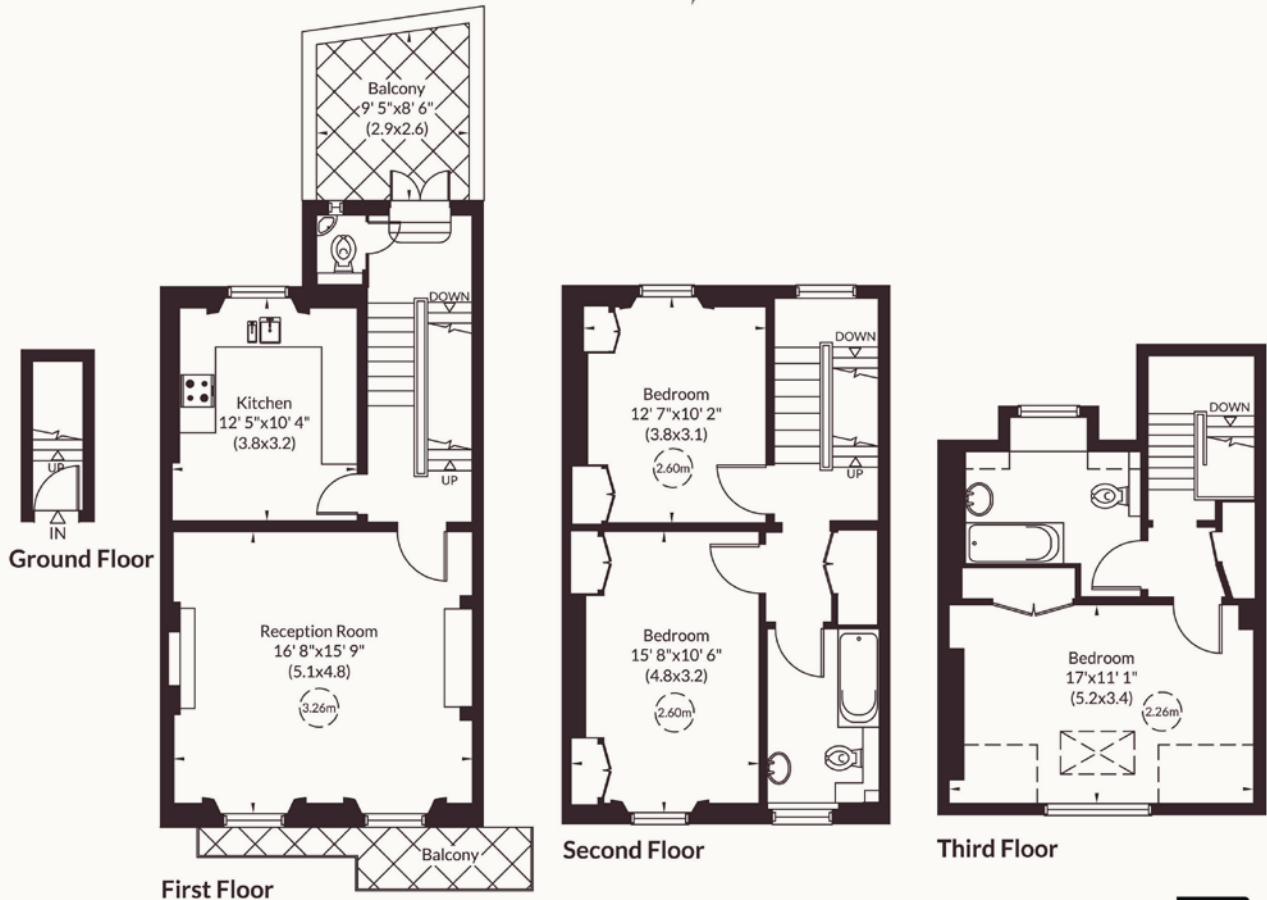
1,384 sq ft (129 sq m)
Upper maisonette
Three bedrooms
South facing terrace
Share of freehold

Guide price £1,750,000



Approximate Gross Internal Area
129 sq m/ 1384 sq ft (including under 1.5m)
125 sq m/ 1345 sq ft (excluding under 1.5m)

Not to Scale, for identification only



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).



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