

# Westbourne Terrace, London W2

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The apartment is arranged on the lower ground floor of a well maintained period conversion set back on a private road in popular Bayswater, and benefits from lots of natural light. Comprising a good sized reception room with open plan kitchen and access onto a private patio, bedroom with fitted wardrobes and tiled bathroom. The property also benefits from an entrance hallway with storage.

Westbourne Terrace is located in the heart of Bayswater, with the shops and restaurants of Queensway and Westbourne Grove nearby, as well as the open spaces of Hyde Park. Transport links include Paddington Mainline, Crossrail and underground stations.



**Asking price:** £450,000

**Tenure:** Share of freehold plus leasehold, approximately 995 years remaining

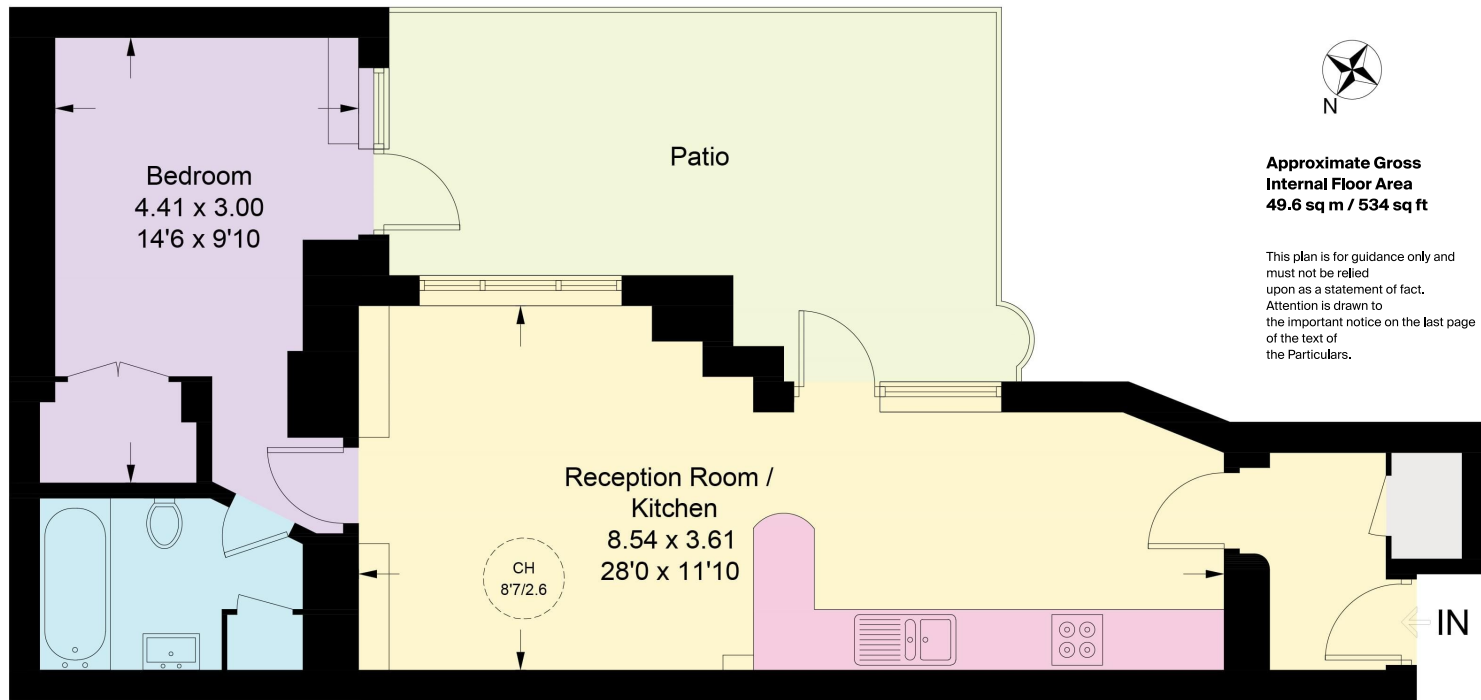
**Service charge:** £2,946.65 per annum £2,946.65 per annum plus £357.16 per annum reserve fund, reviewed every year, next review due 2025

**Local authority:** City of Westminster

**Council tax band:** C







**Approximate Gross  
Internal Floor Area  
49.6 sq m / 534 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

## Lower Ground Floor

**Knight Frank**  
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We would be delighted to tell you more  
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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Particulars dated March 2023. Photographs and videos dated March 2023.  
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