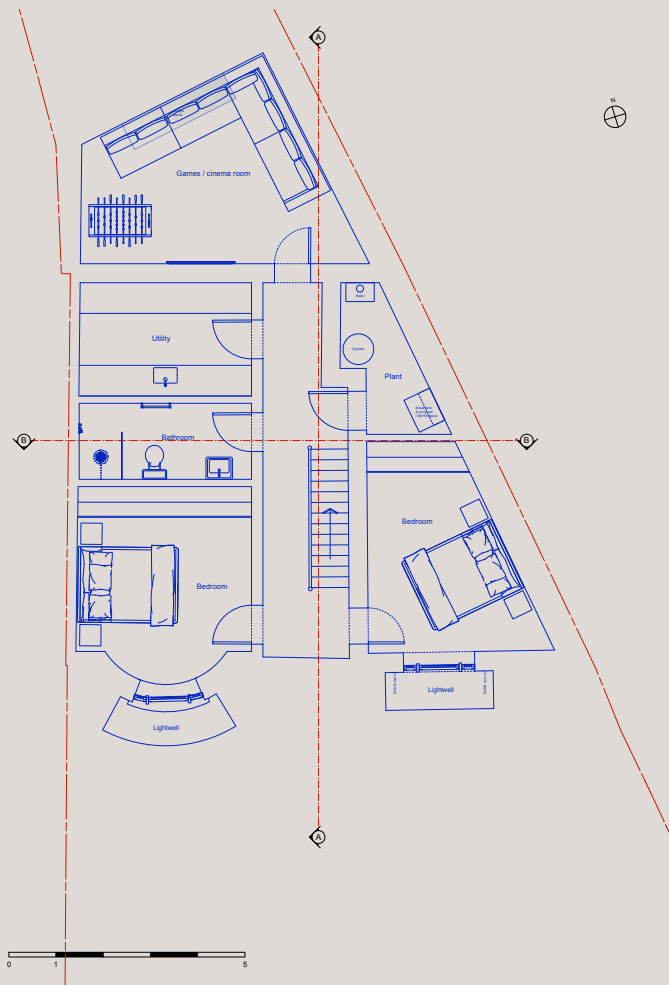


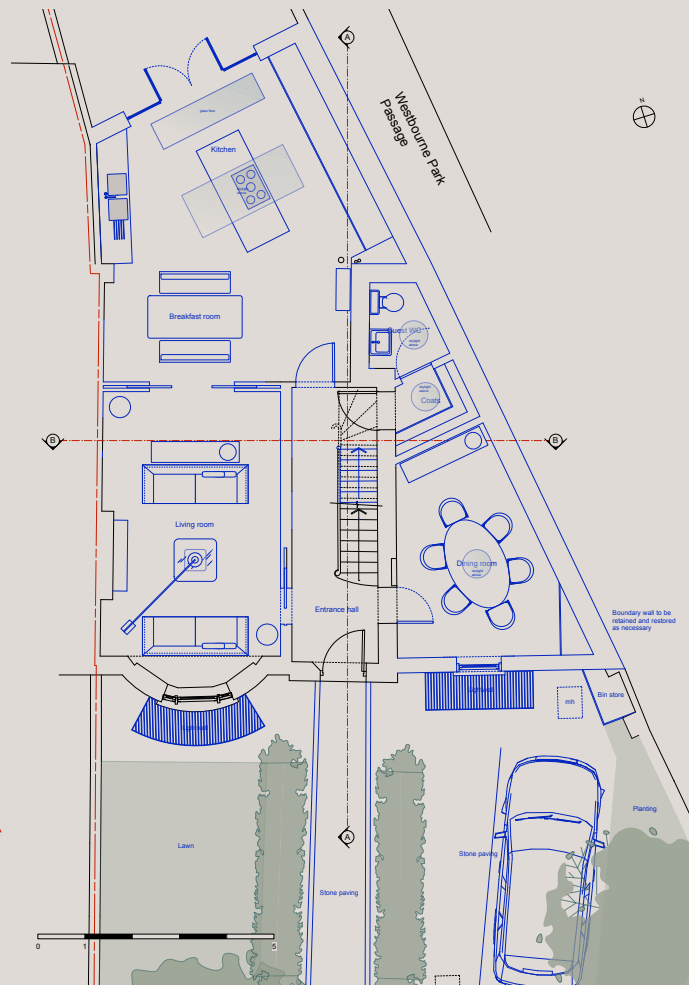


**Westbourne Park Road,**  
**W2**

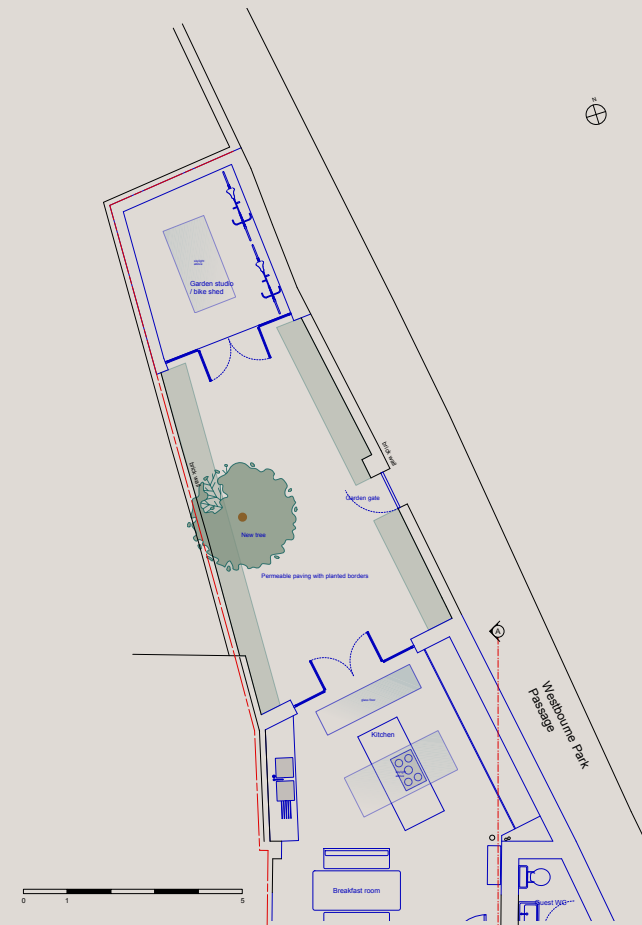




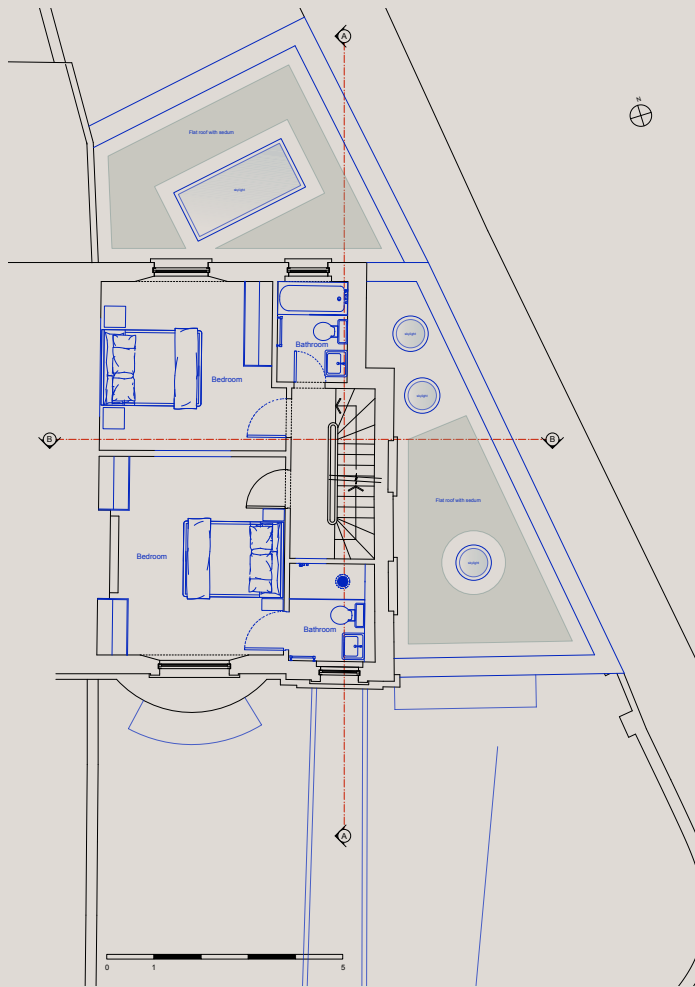
Approved basement plan



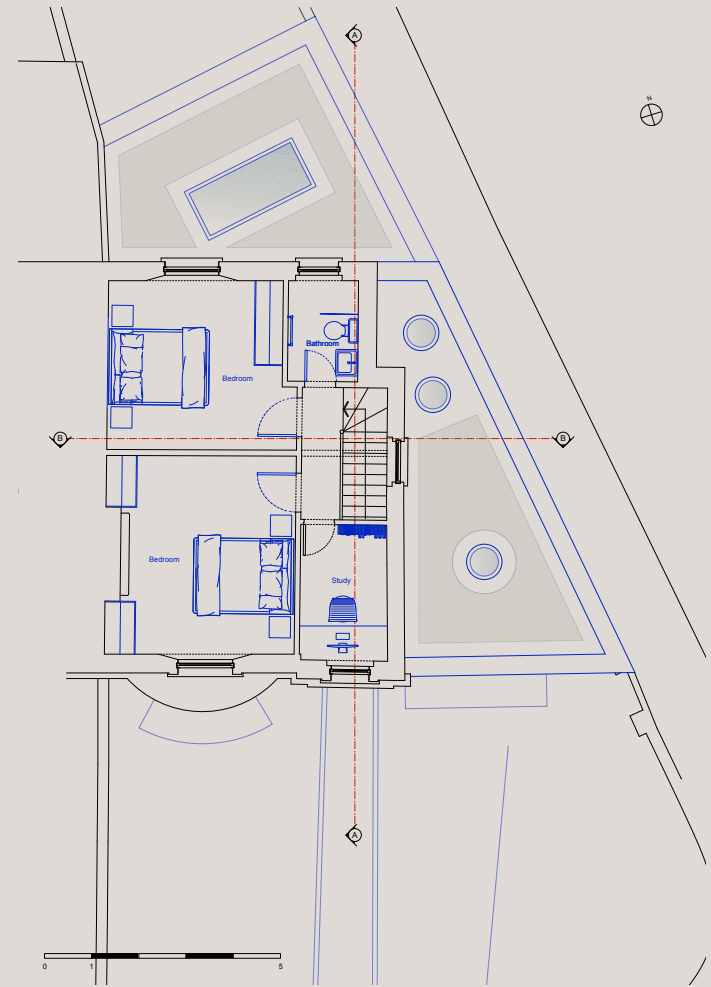
Approved ground floor plan



Approved garden room plan



Approved first floor plan



Approved second floor plan

# Westbourne Park Road, W2

A completely unmodernised, non-listed house currently over three floors with a private garden and off street parking on an attractive part of Westbourne Park Road, and in the Westbourne Park Conservation area.

Planning permission has been approved (Westminster Planning Application No. 24/00715/FULL) for a full refurbishment of the existing house, the addition of a rear extension on the ground floor, a basement and a garden studio.

The house is very well positioned for the exclusive shopping available at Westbourne Grove, and superb bars and restaurants locally such as The Ledbury, The Walmer Castle and The Cow.

Key features as approved :

- 6 bedrooms
- 4 bathrooms
- Reception room
- Kitchen
- Off street parking
- Dining room
- Study
- Utility room
- Garden room

## Terms

<b>Tenure</b>	Freehold
<b>Council Tax</b>	Band G
<b>EPC Rating</b>	F
<b>Local Authority</b>	City of Westminster
<b>Parking</b>	Off street and on street via permit
<b>Price</b>	£2,750,000 Subject to Contract

For clarification purposes we wish to inform all interested parties that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings



JOHN WILCOX  
& Co.

020 7602 2352

[www.johnwilcox.co.uk](http://www.johnwilcox.co.uk)