



# Westbourne Terrace

London, W2

Asking Price £450,000

Set within a distinctive Victorian building and features an airy reception room with striking double-height ceilings. The clever design includes two mezzanine sleeping areas, each accommodating a double, maximizing space and functionality.

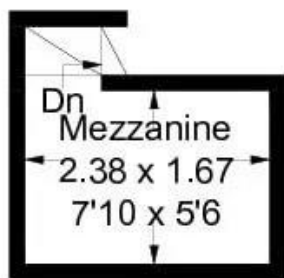
**CHESTERTONS**

## Westbourne Terrace, London, W2

Approximate Gross Internal Area = 37.9 sq m / 408 sq ft

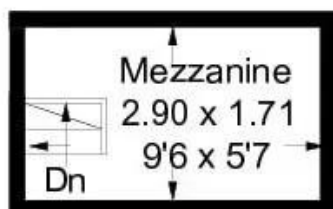
Mezzanine = 9.8 sq m / 105 sq ft

Total = 47.7 sq m / 513 sq ft



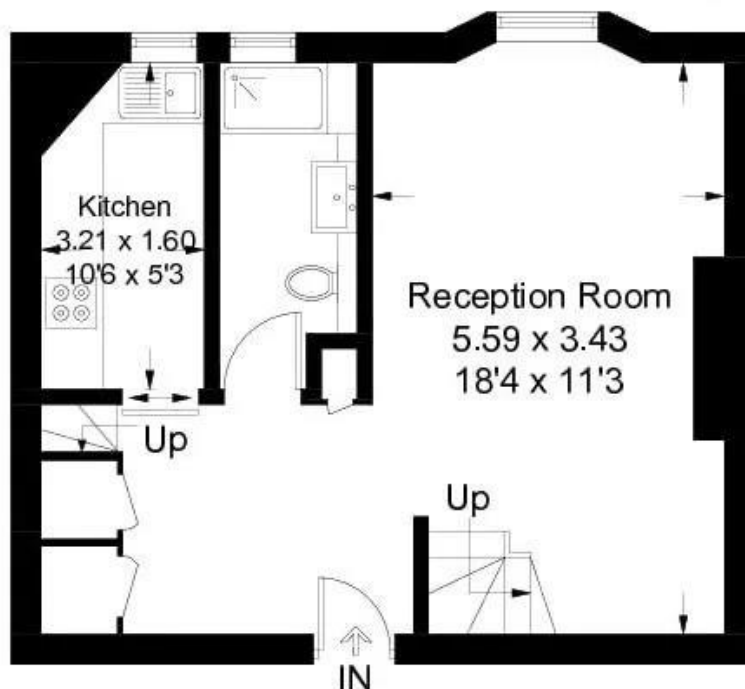
### Mezzanine

4.9 sq m / 53 sq ft



### Mezzanine

4.9 sq m / 53 sq ft



Second Floor = 37.9 sq m / 408 sq ft

All measurements are in accordance to the RICS Code Of Measuring Practice. Measurements are approximate & only for illustrative purposes.  
© Property Visual Ltd - info@propertyvisual.com - www.propertyvisual.com - 01580 241 428

**Tenure:** Share of Freehold 945 years 2 months (24/12/2969)

**Service Charge:** £4848.28 per annum

**Ground Rent:** £0

**Local Authority:** City of Westminster

**Council Tax Band:** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

## Chestertons Hyde Park & Marylebone Sales

40 Connaught Street

London

W2 2AB

hydepark@chestertons.co.uk

020 7298 5900

chestertons.co.uk

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is  
100% recyclable