

WESTBOURNE TERRACE, LONDON, W2 6QT

A stunning, well-presented duplex flat situated on the third and fourth floors of a charming terrace in the heart of Paddington.

As you step into the spacious living area, sunlight streams through the large windows, casting a warm glow on the tastefully designed interiors. The open-plan layout seamlessly combines modernity and elegance, creating a vibrant atmosphere perfect for entertaining guests or enjoying peaceful evenings with loved ones. The sleek, contemporary kitchen has ample counter space, and stylish cabinetry. Whether you're a culinary enthusiast or simply enjoy cooking, this well-appointed kitchen will inspire your gastronomic adventures.

Ascend to the fourth floor via the elegant staircase, where you'll discover the inviting bedroom that offers a sanctuary of comfort and tranquility. The bedroom boasts generous proportions, allowing for ample relaxation and rejuvenation. Wake up to great views of the surrounding neighborhood and start your day feeling inspired.

TENURE

Share of Freehold + 976 year lease

CHARGES

Service Charge - £4,688.04 p.a.

Ground Rent - Peppercorn



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£585,000



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Westbourne Terrace, W2

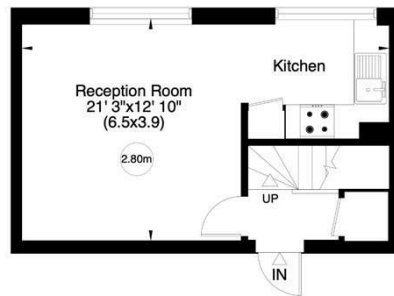
Gross internal area (approx.)

51 Sq m (548 Sq ft)

For identification only, Not to Scale



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Third Floor



Fourth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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