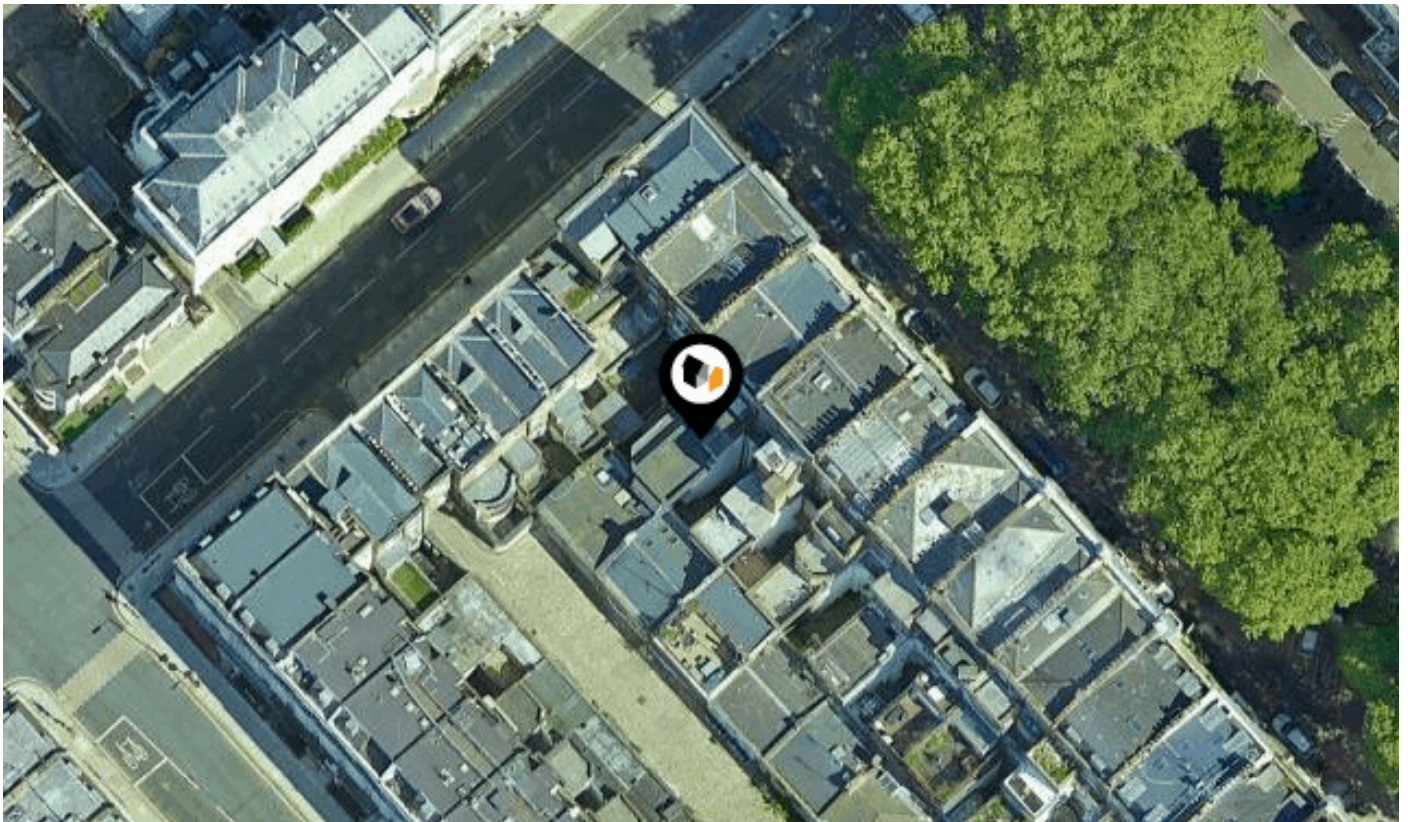


See More Online

# KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Tuesday 28<sup>th</sup> May 2024



**26, WESTBOURNE TERRACE, LONDON, W2**

## Century21

85 Rochester Row Westminster London SW1P 1LJ

020 7630 1099

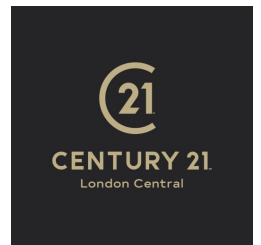
roger.collings@century21uk.com

www.century21uk.com



# Introduction

## Our Services



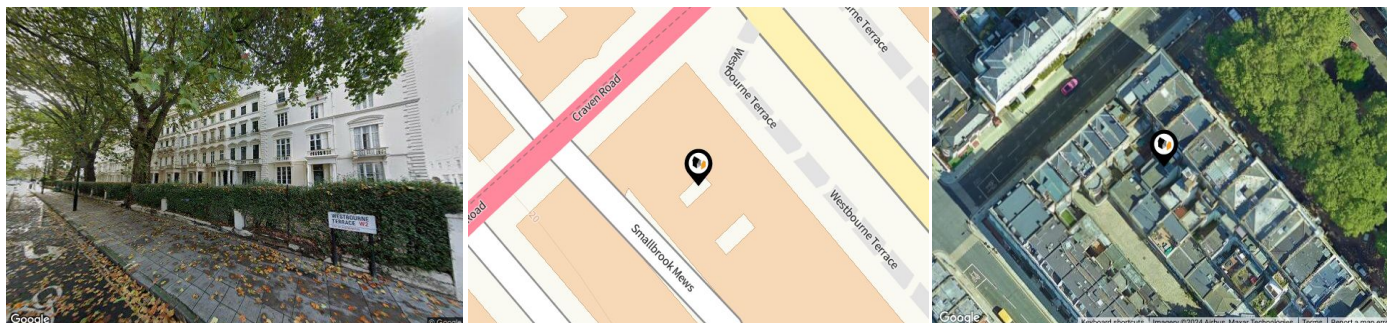
**Our Agency:** Century21  
**Your Agent:** Roger Collings  
**Agent Contact:** 020 7630 1099  
**Agent Email:** roger.collings@century21uk.com

This interior designed two bedroom two bathroom apartment is situated on the second floor of a beautiful stucco fronted Victorian terrace, which is moments away from Hyde Park, Paddington and Lancaster Gate tube station.

The property comprises; spacious reception room with open plan fully fitted kitchen, master bedroom with plenty of storage space and en-suite, another double bedroom with walk-in wardrobe and family bathroom. The apartment was renovated to a very high standard and benefits from wooden flooring.

Available Now

# Property Overview



## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold £/ft<sup>2</sup>:</b>	£605
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	850 ft <sup>2</sup> / 79 m <sup>2</sup>		
<b>Year Built :</b>	1900-1929		
<b>UPRN:</b>	10033565781		

## Local Area

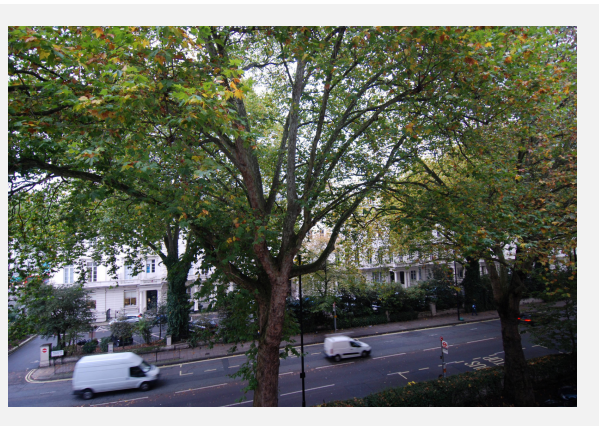
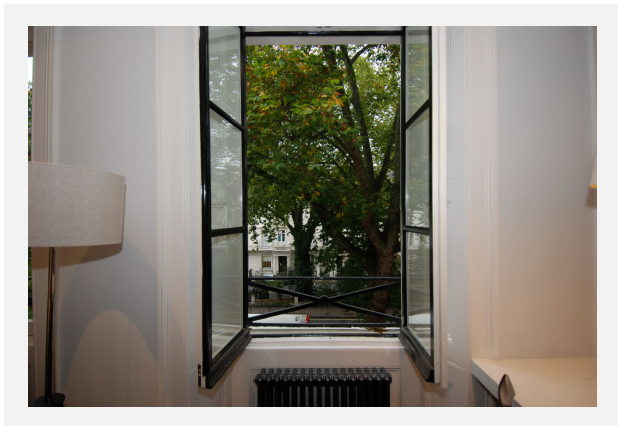
<b>Local Authority:</b>	City of westminster
<b>Conservation Area:</b>	Bayswater
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

### Satellite/Fibre TV Availability:





# Gallery Photos





# Gallery Photos



CENTURY 21  
London Central



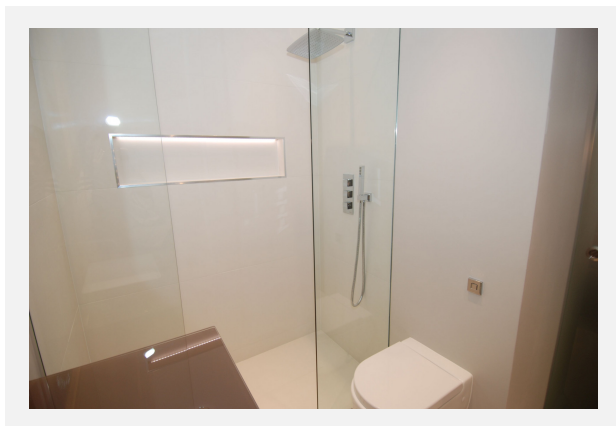


# Gallery Photos

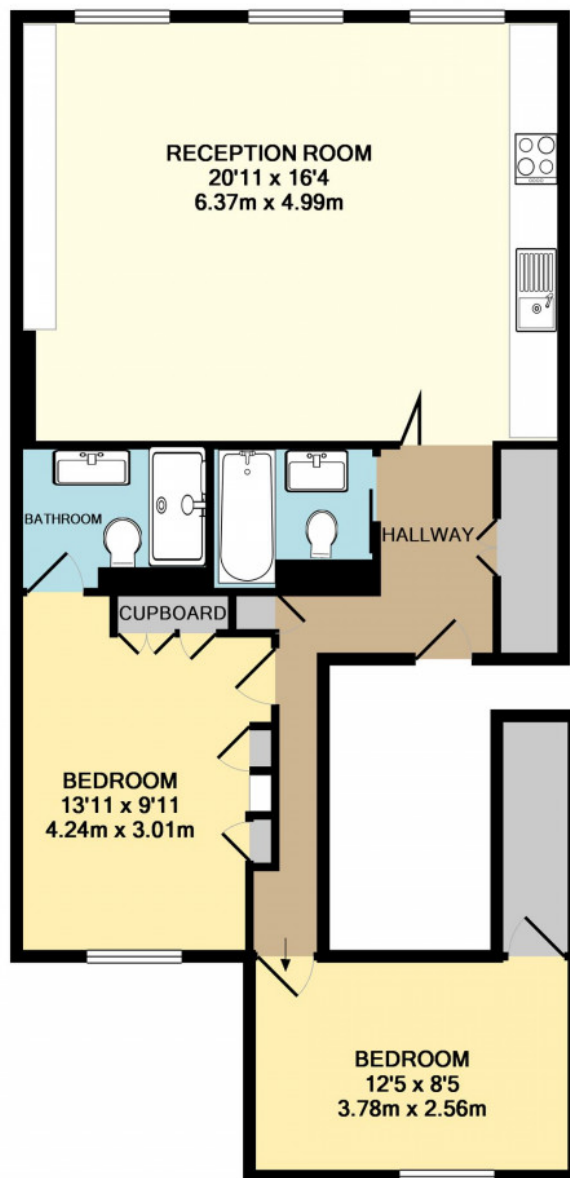




# Gallery Photos



## 26, WESTBOURNE TERRACE, LONDON, W2



WESTBOURNE TERRACE, W2  
TOTAL APPROX. FLOOR AREA 765 SQ.FT. (71.1 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2012



# Property EPC - Certificate



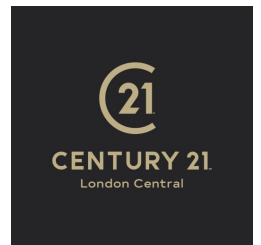
Energy rating

# E

Valid until 31.07.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61   D
39-54	E	48   E	
21-38	F		
1-20	G		

# Property EPC - Additional Data

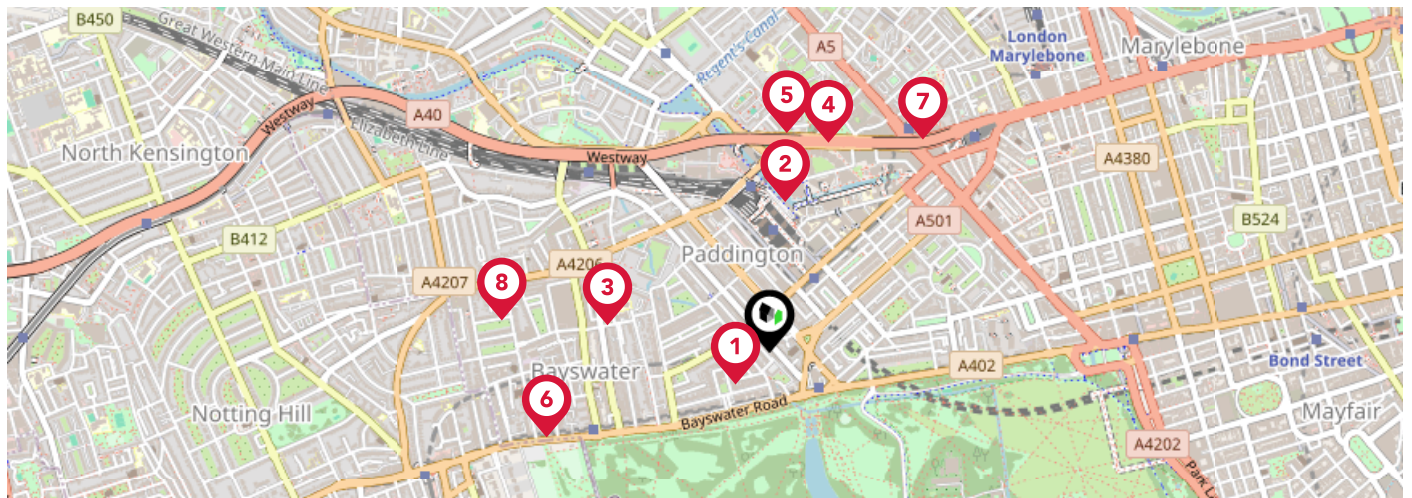
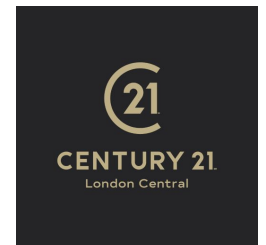


## Additional EPC Data

<b>Property Type:</b>	Mid-floor flat
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Solid brick as built no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Boiler and radiators electric
<b>Main Heating Controls:</b>	Programmer room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Very poor
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	79 m <sup>2</sup>

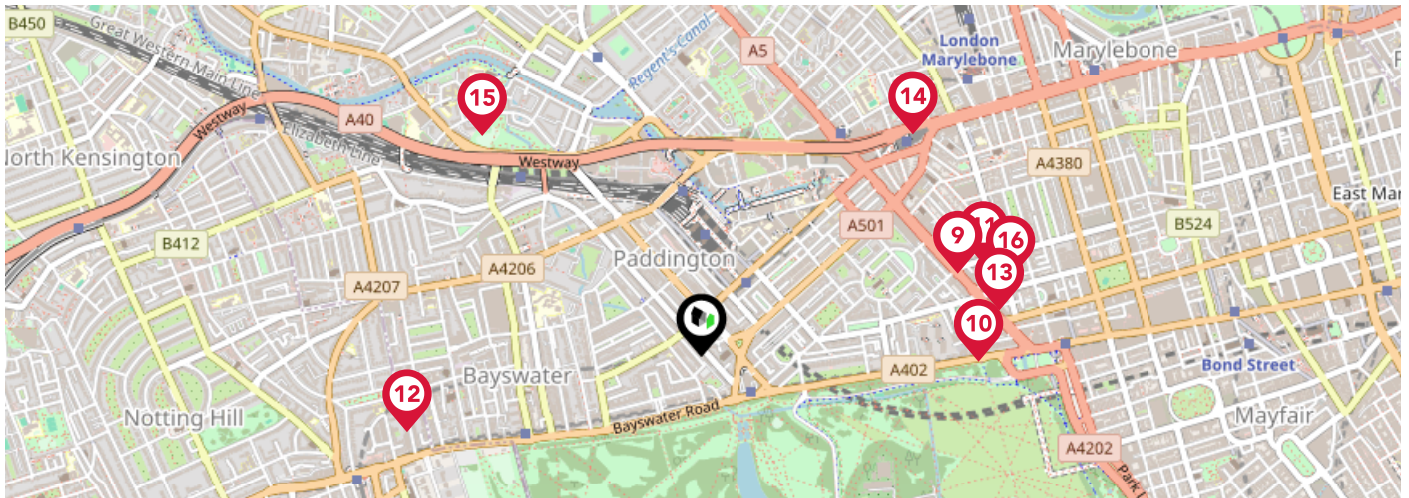










# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St James &amp; St John Church of England Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Marylebone Boys' School</b> Ofsted Rating: Good   Pupils: 617   Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Hallfield Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>United Colleges Group</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>L'Ecole Bilingue Elementaire</b> Ofsted Rating: Outstanding   Pupils: 123   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Kensington Park School</b> Ofsted Rating: Not Rated   Pupils: 166   Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Ark King Solomon Academy</b> Ofsted Rating: Outstanding   Pupils: 1127   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>College Park School</b> Ofsted Rating: Good   Pupils: 103   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

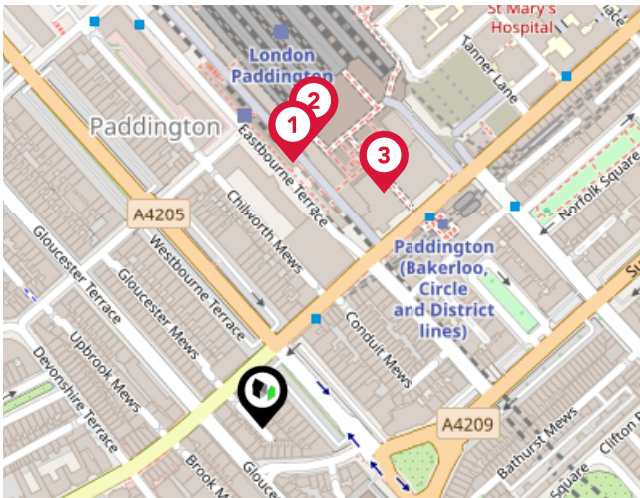
# Area Schools



	Nursery	Primary	Secondary	College	Private
 <b>Hampden Gurney CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 234   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Connaught House School</b> Ofsted Rating: Good   Pupils: 79   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The Sylvia Young Theatre School</b> Ofsted Rating: Not Rated   Pupils: 234   Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Pembridge Hall School</b> Ofsted Rating: Not Rated   Pupils: 415   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Halcyon London International School</b> Ofsted Rating: Outstanding   Pupils: 187   Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Christ Church Bentinck CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 217   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Edward Wilson Primary School</b> Ofsted Rating: Good   Pupils: 357   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Wetherby Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 374   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

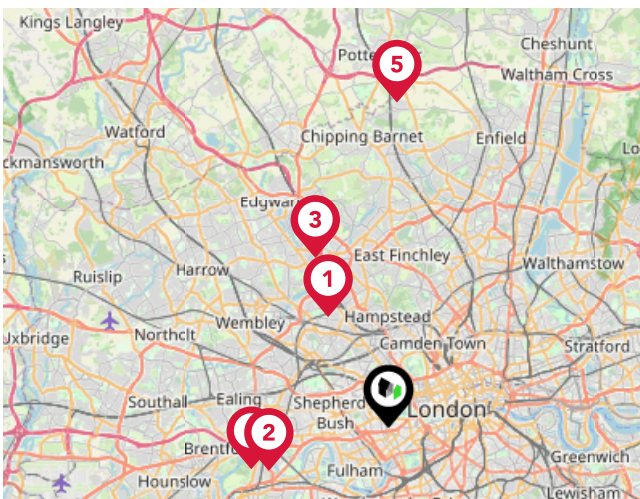


# Area Transport (National)



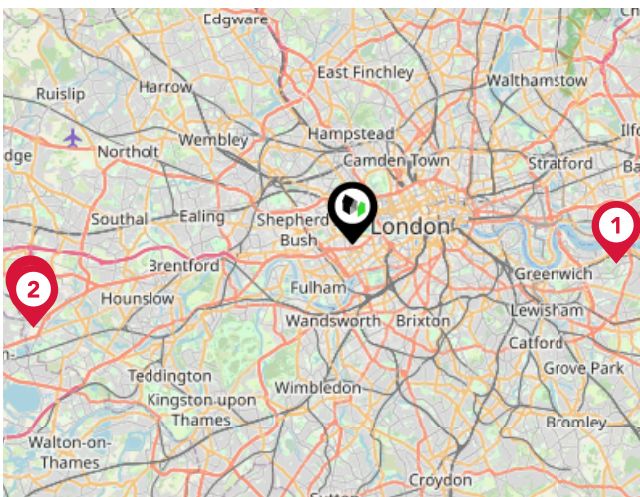
## National Rail Stations

Pin	Name	Distance
1	London Paddington Rail Station	0.15 miles
2	Paddington	0.17 miles
3	London Paddington Rail Station	0.15 miles



## Trunk Roads/Motorways

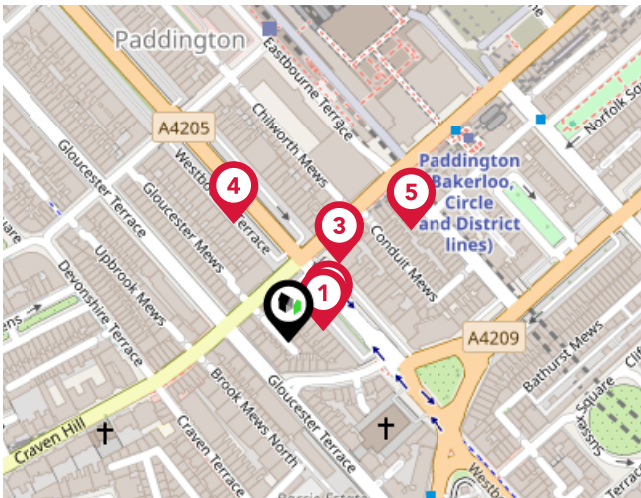
Pin	Name	Distance
1	M1 J1	4.66 miles
2	M4 J1	4.7 miles
3	M1 J2	6.82 miles
4	M4 J2	5.31 miles
5	M25 J24	11.95 miles



## Airports/Helipads

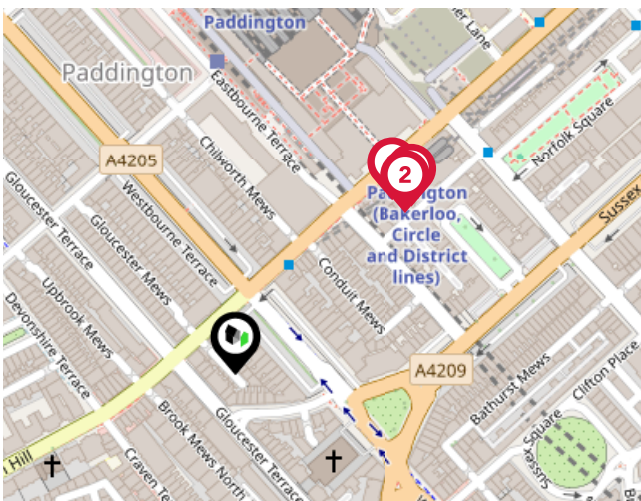
Pin	Name	Distance
1	London City Airport	9.84 miles
2	London Heathrow Airport Terminal 2	12.16 miles
3	London Heathrow Airport Terminal 1	12.14 miles
4	London Heathrow Airport	12.16 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Westbourne Terrace Craven Rd	0.02 miles
2	Westbourne Terrace Craven Rd	0.03 miles
3	Craven Road (W2)	0.05 miles
4	Westbourne Terr Chilworth St	0.07 miles
5	Paddington Rail Station	0.1 miles



## Local Connections

Pin	Name	Distance
1	Paddington Underground Station	0.14 miles
2	Paddington Underground Station	0.14 miles
3	Paddington Underground Station	0.14 miles



## Ferry Terminals

Pin	Name	Distance
1	Little Venice Waterbus Stop	0.55 miles
2	Little Venice Waterbus Stop	0.55 miles
3	Little Venice Waterbus Stop	0.55 miles





## Testimonial 1



Friendly and professional staff. very helpful and supportive through out sale process. Will use them again and again. Highly recommended!

## Testimonial 2

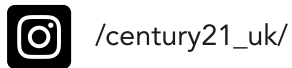


My experience has been nothing but exceptional. They provided an extremely professional and thorough service through the letting process. They are a helpful, approachable and very efficient agency and I would highly recommend their service.

## Testimonial 3



Had a great experience! They followed up quickly providing a sufficient amount of insight and knowledge to help me purchase my apartment. Would definitely recommend them to anyone looking to buy or sell.



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We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



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Valuation Office  
Agency

