



Westbourne Terrace, Hyde Park W2

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## Westbourne Terrace, Hyde Park W2

This well-presented, spacious two-bedroom apartment offers well-proportioned rooms throughout its fantastic layout, while also benefiting from access to a private patio garden.

Situated on the ground and lower ground floor of a period stucco fronted property you enter into a spacious hallway (with WC) and walk on through to either side where you will find the two reception rooms, both with good ceiling height and period detailing. The kitchen is to the rear and provides plenty of storage, ample space for dining and a balcony with spiral staircase leading to the garden.



**Guide price:** £2,250,000

**Tenure:** Leasehold: approximately 973 years remaining

**Service charge:** £6,000 per annum, reviewed every year, next review due 2026

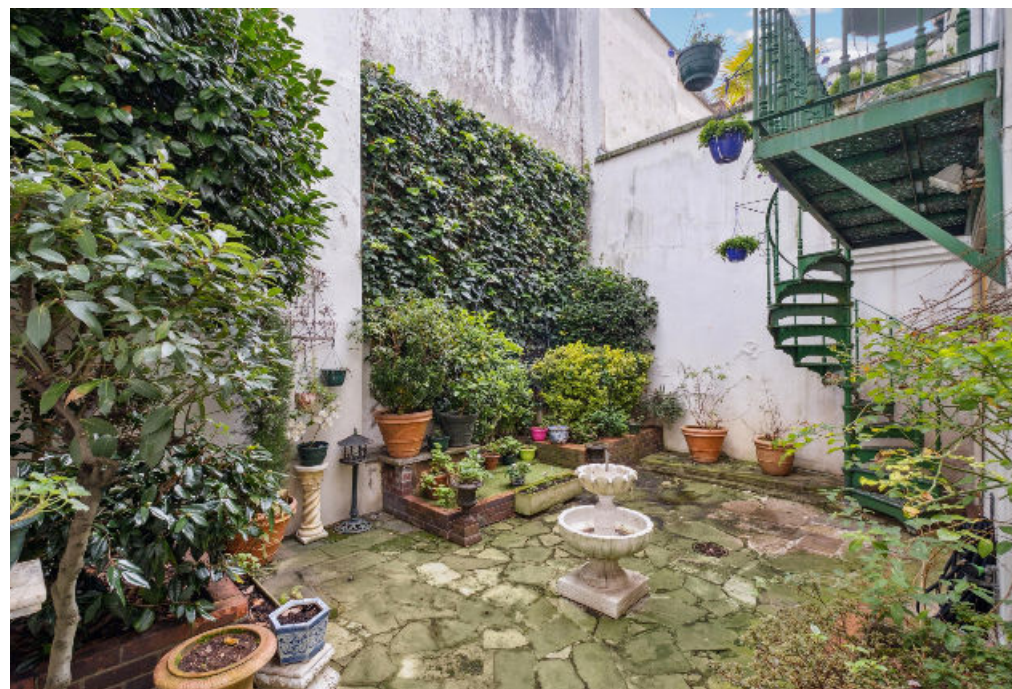
**Local authority:** City of Westminster

**Council tax band:** G













The principal bedroom is on the lower ground floor, a spacious room with built-in wardrobes and tiled en suite bathroom. The second bedroom is also generous in size and benefits from fitted storage. There is also a family shower room on this level and both bedrooms provide access to the private garden. A final benefit is that the property comes with three parking spaces.

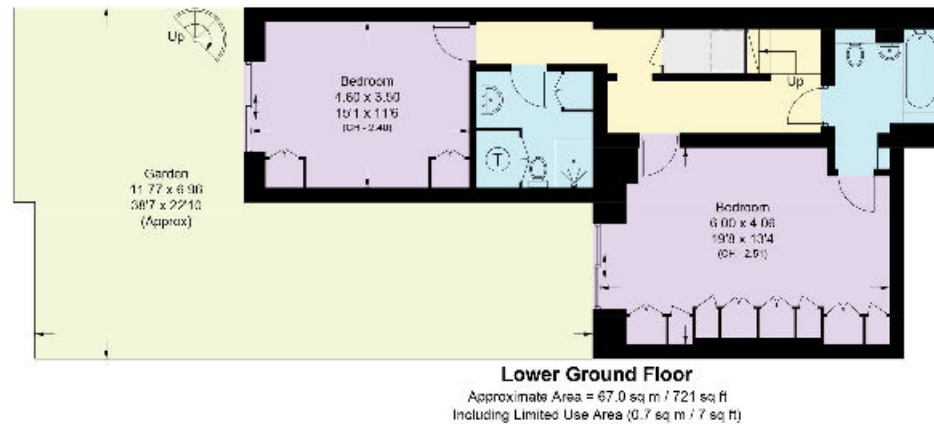
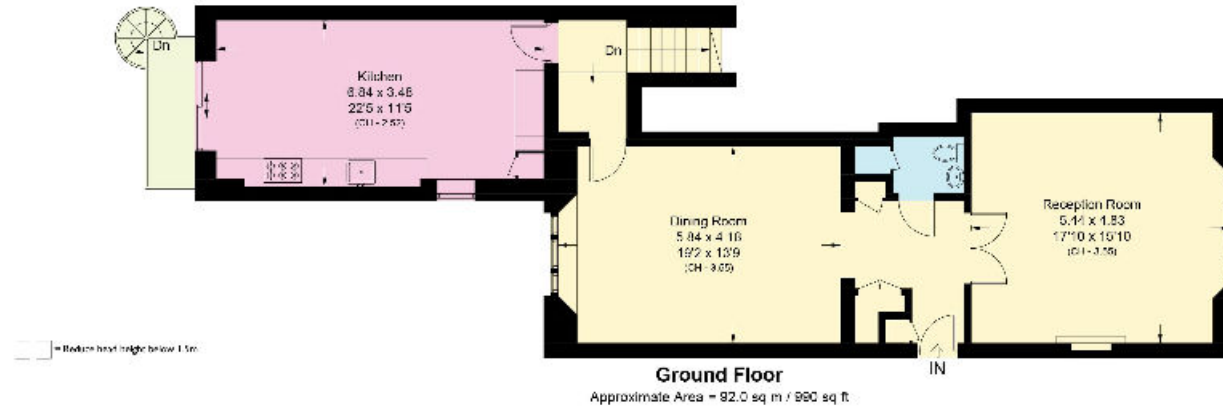


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Approximate Area = 159.0 sq m / 1711 sq ft  
Including Limited Use Area (0.7 sq m / 7 sq ft)



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.



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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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