

LCP/PrivateOffice

est.1990

Westbourne Crescent, Lancaster Gate W2
Asking Price £1,125,000 STC



Description

A well laid out two double bedroom, two bathroom, fourth floor apartment (with lift) in an attractive stucco fronted period building between Lancaster Gate and Paddington Stations.

The property comprises master bedroom with ensuite shower room, bedroom two, bathroom and a south facing, open plan kitchen / reception room.

Westbourne Crescent is a pretty street running between Westbourne Terrace and Gloucester Terrace and is excellently positioned for Paddington Station (Bakerloo, District & Circle and Hammersmith & City Underground lines, the Elizabeth line, Heathrow Express and National Rail) and Lancaster Gate Station (Central Line). Hyde Park and Kensington Gardens are only moments away.



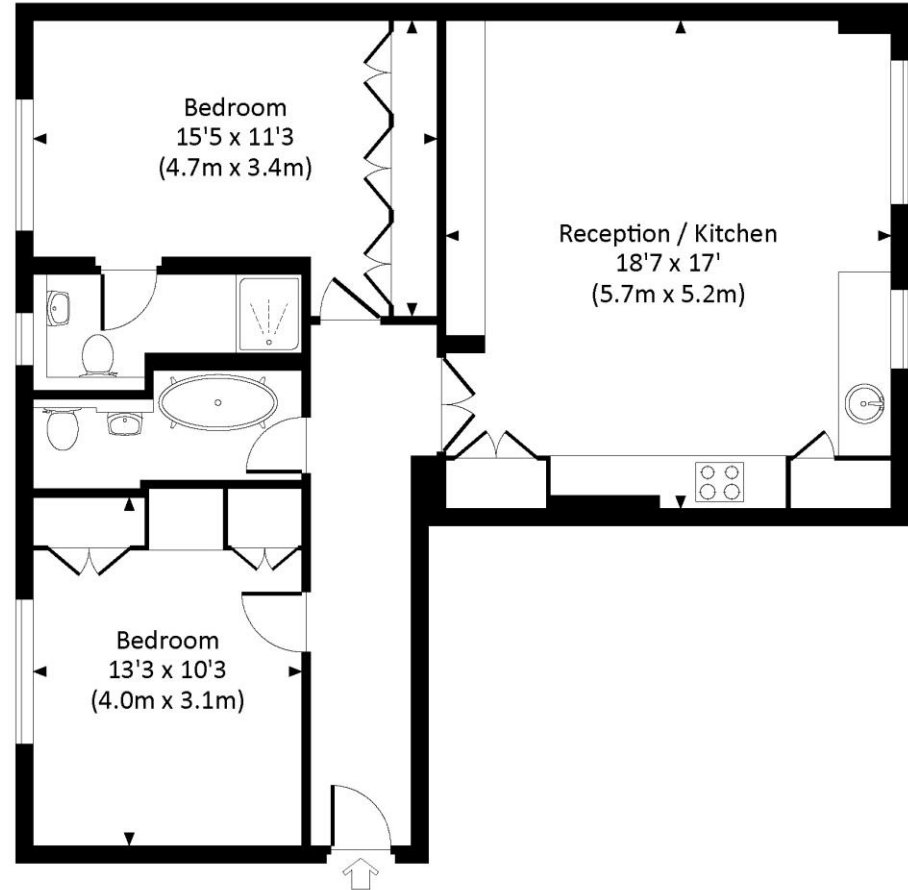
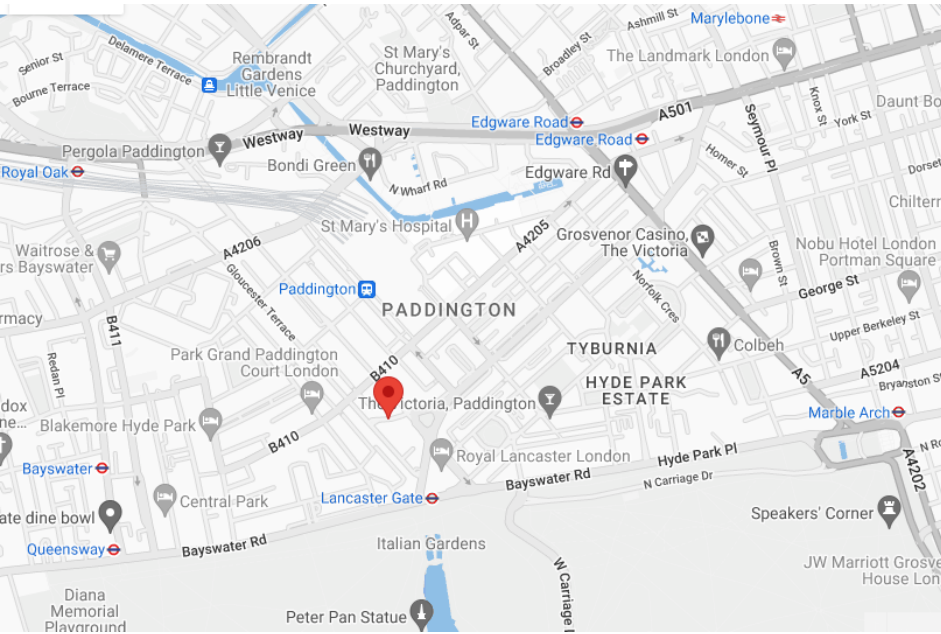
Accommodation

4th Floor Apartment | Open Plan Kitchen / Reception Room | Master Bedroom | En Suite Shower Room | Bedroom 2 | Bathroom | Lift | 794 sq ft (74 sq m)

Asking Price	£1,125,000 STC
Lease	Share of Freehold
Service Charge	£4,186 per annum (inc. reserves)
Ground Rent	Peppercorn
Council Tax	Westminster Band F

WESTBOURNE CRESCENT, W2

Approx. gross internal area
794 Sq Ft. / 73.8 Sq M.



FOURTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Please note none of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. It should also be noted that amenities and appliances have not been tested.



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2016 www.dowlingjones.com 020 7610 9933



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