

# LCP/PrivateOffice

est.1990

Westbourne Terrace W2  
Asking Price £1,095,000 STC



## Description

On the second floor (with lift) of a Grade II Listed period building, this is a spacious two bedroom, two bathroom property which benefits from a share of freehold.

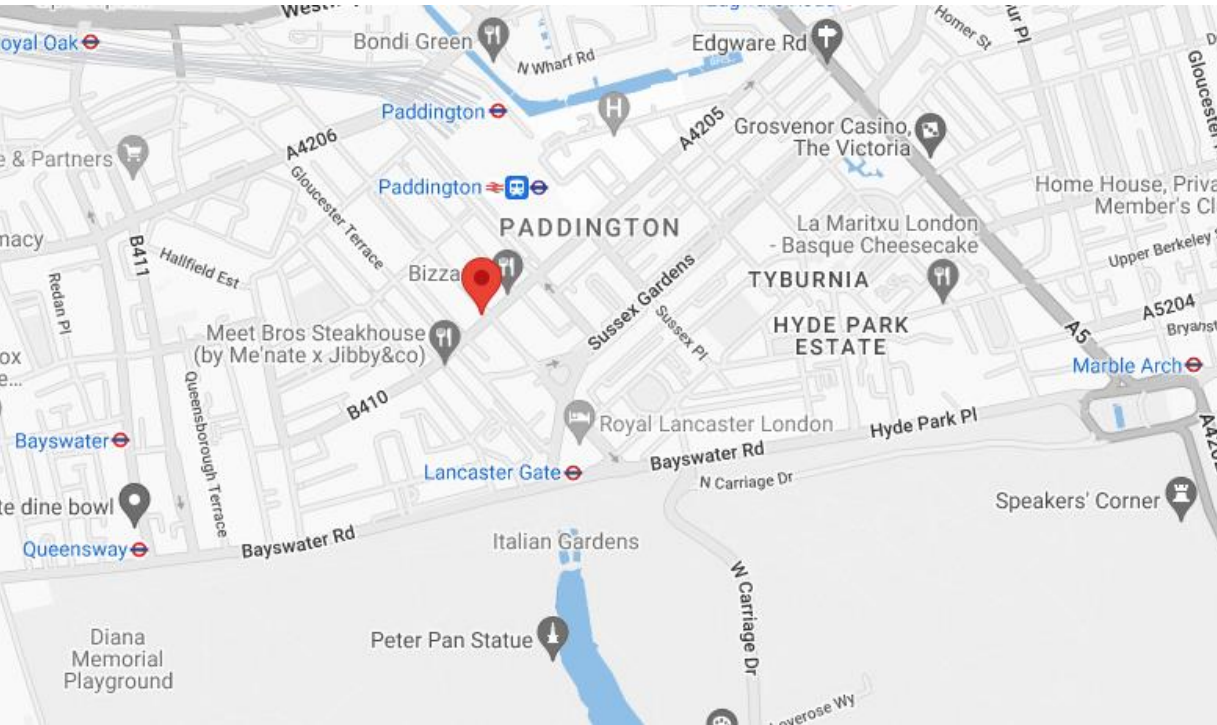
The accommodation comprises an open plan kitchen / reception room to the front of the building with two bedrooms quietly located to the rear, one with an ensuite shower room. There is also a family bathroom.

Situated at the southern end of Westbourne Terrace, close to the junction with Craven Road, this property is convenient for Paddington (Elizabeth, Bakerloo, Circle, District and Hammersmith & City Underground Lines, National Rail and Heathrow Express) and Lancaster Gate (Central Line) Stations. The green spaces of Hyde Park and Kensington Gardens are close by.

## Accommodation

Open Plan Kitchen / Reception Room | Bedroom | En Suite Shower Room | Bedroom 2 | Family Bathroom | Share of Freehold | Lift | 807 sq ft (75 sq m)

|                       |                                  |
|-----------------------|----------------------------------|
| <b>Asking Price</b>   | £1,095,000 STC                   |
| <b>Lease</b>          | Share of Freehold                |
| <b>Service Charge</b> | £4,904 per annum (inc. reserves) |
| <b>Ground Rent</b>    | Peppercorn                       |
| <b>Council Tax</b>    | Westminster Band F               |



**WESTBOURNE TERRACE**  
Approximate Gross Internal Area 807 sq ft / 75 sq m



**SECOND FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 807 SQ FT**

| Energy Efficiency Rating                           |                         | Current   | Potential |
|--|-------------------------|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |           |
| (92 plus)  | <b>A</b>                |           |           |
| (81 - 91)  | <b>B</b>                |           |           |
| (69 - 80)  | <b>C</b>                |           |           |
| (55 - 68)  | <b>D</b>                | <b>70</b> | <b>75</b> |
| (39 - 54)  | <b>E</b>                |           |           |
| (21 - 38)  | <b>F</b>                |           |           |
| (1 - 20)   | <b>G</b>                |           |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |           |
| England & Wales                                    | EU Directive 2002/91/EC |           |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                         | Current   | Potential |
|---|-------------------------|-----------|-----------|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                         |           |           |
| (92 plus)   | <b>A</b>                |           |           |
| (81 - 91)   | <b>B</b>                |           |           |
| (69 - 80)   | <b>C</b>                |           |           |
| (55 - 68)   | <b>D</b>                | <b>66</b> | <b>71</b> |
| (39 - 54)   | <b>E</b>                |           |           |
| (21 - 38)   | <b>F</b>                |           |           |
| (1 - 20)  | <b>G</b>                |           |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                         |           |           |
| England & Wales   | EU Directive 2002/91/EC |           |           |

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.

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floor plans for illustrative purposes only and not to scale. Measured in accordance to RICS standards. 02-411010244-1111-1111



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