



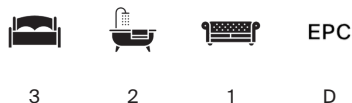
## INVERNESS TERRACE

London W2



# A THOUGHTFULLY DESIGNED THREE-BEDROOM HOME

Set over three floors and extending to approximately 1,888 sqft, Inverness Terrace offers bright, contemporary living space with a well-balanced layout ideal for both entertaining and family life.



Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold with approximately 954 years remaining

Ground rent: £250 per annum

Service charge: £470 per annum, reviewed every year, next review due 2027

**Guide Price: £2,150,000**



The ground floor features a spacious kitchen alongside two separate dining areas, creating a versatile setting for both formal occasions and everyday living. A guest toilet is also conveniently located on this level. To the front of the property, a private garden provides an attractive outdoor space and enhances the sense of light throughout the floor. On the first floor, there is an elegant reception room offering generous proportions and excellent natural light, together with a well-appointed double bedroom and a separate family bathroom. The second floor comprises two further bedrooms, including a principal bedroom with an en-suite bathroom, alongside a further family bathroom and a guest toilet, completing the accommodation across this well-configured home in the heart of W2. The property also benefits from secure underground parking for two cars, accessed via gated entrances.







# Inverness Terrace, W2

Approximate Gross Internal Area = 175.4 sq m / 1888 sq ft  
Including Limited Use Area (4.7 sqm / 50 sq ft)



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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