



REAL  
ESTATE

## 27B, Westbourne Gardens, London W2 5NR



- 1 double bedroom
- Ground floor
- Large windows
- Recently refurbished
- Prime quiet location
- 1 bathroom
- Generous ceiling height 3.2m
- Bright open-plan lounge and dining area
- Prestigious period building
- Excellent transport connection

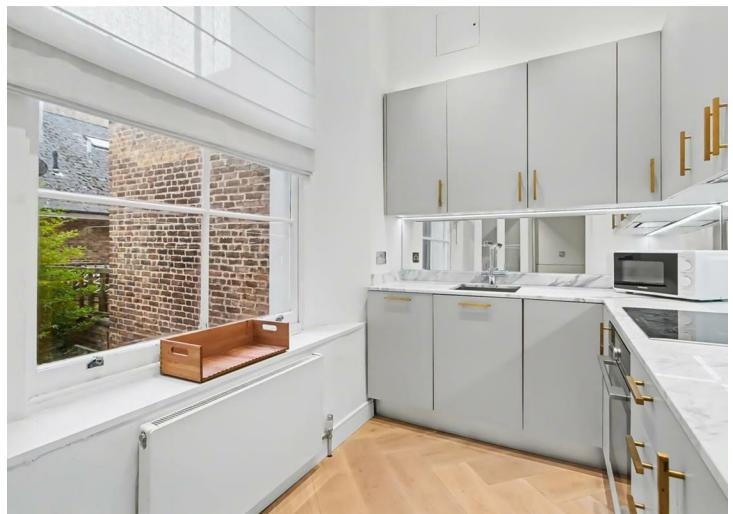
Offering beautifully planned lateral living space, this elegant home is ideal as a primary residence or a London pied-à-terre, perfectly located moments from Notting Hill, Bayswater and Hyde Park.

The apartment is entered via a welcoming hallway leading into a spacious open-plan reception and dining area, ideal for both relaxation and entertaining. Large windows provide excellent natural light, complemented by impressive ceiling heights of approximately 3.2 metres, enhancing the sense of space throughout. A separate, fully fitted kitchen is thoughtfully designed and well equipped.

The well-proportioned double bedroom features built-in wardrobes, while the overall layout maximises comfort and functionality.

**Price £910,000**

7 Marylebone Lane, London, W1U 1DB  
T: 0203 871 4074 | [welcome@azrealestate.eu](mailto:welcome@azrealestate.eu)

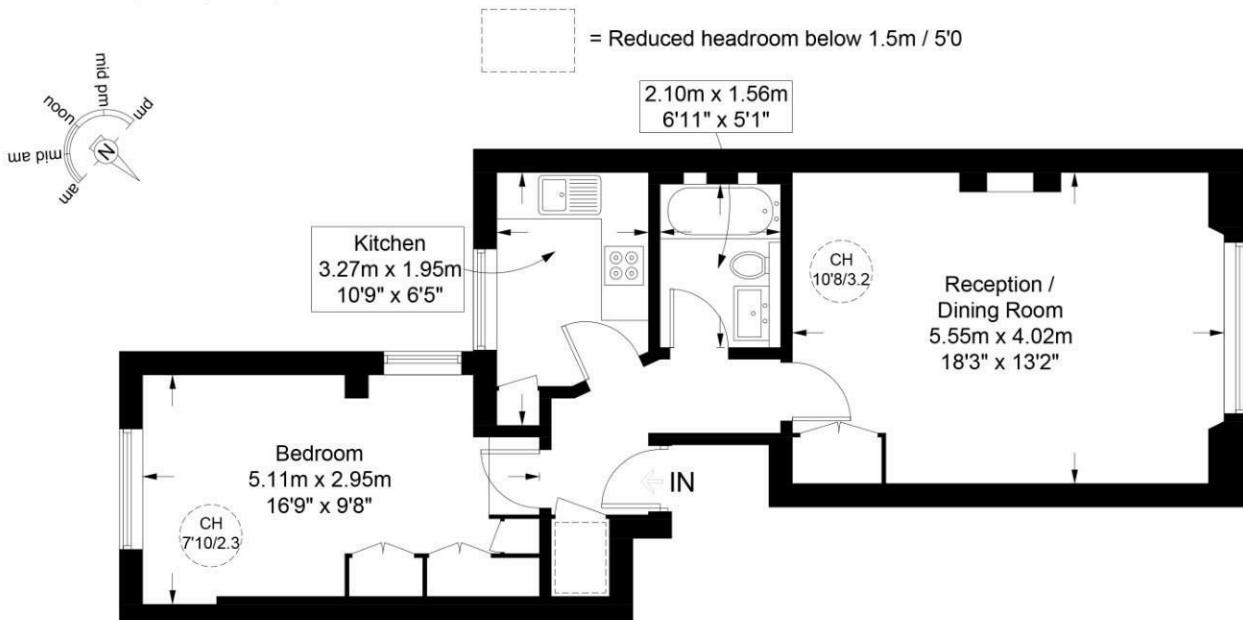




## Westbourne Gardens , W2

**Approximate Gross Internal Area = 553 sq ft / 51.4 sq m**

**Restricted Height = 7 sq ft / 0.7 sq m**



## Raised Ground Floor

## 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>	69	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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>		
(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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

A stunning one-bedroom apartment measuring 553 sq ft (51.4 sq m), positioned on the ground floor of the prestigious Westbourne Gardens.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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