



HUNTERS[®]
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Westbourne Park Road, Paddington, W2

Asking Price £280,000



**NOTICE OF OFFER:

Property Address: GROUND FLOOR FLAT, 131 WESTBOURNE PARK ROAD, LONDON, W2 5QL

We advise that an offer has been made for the above property in the sum of £280,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.**

Hunters present this charming one-bedroom studio flat is situated on the ground floor in a period conversion, located in the highly sought after Paddington.

Ideally positioned in a beautiful, Victorian home, this split level apartment is on the ground floor with private access. Comprising a double bedroom, shower room, reception room with bay seated window leading to semi open-plan kitchen. The property is sold chain-free.

Westbourne Park Road is between Maida Hill and Notting Hill, with prime transport links to central London with Westbourne Park & Royal Oak underground stations being a moments walk away.

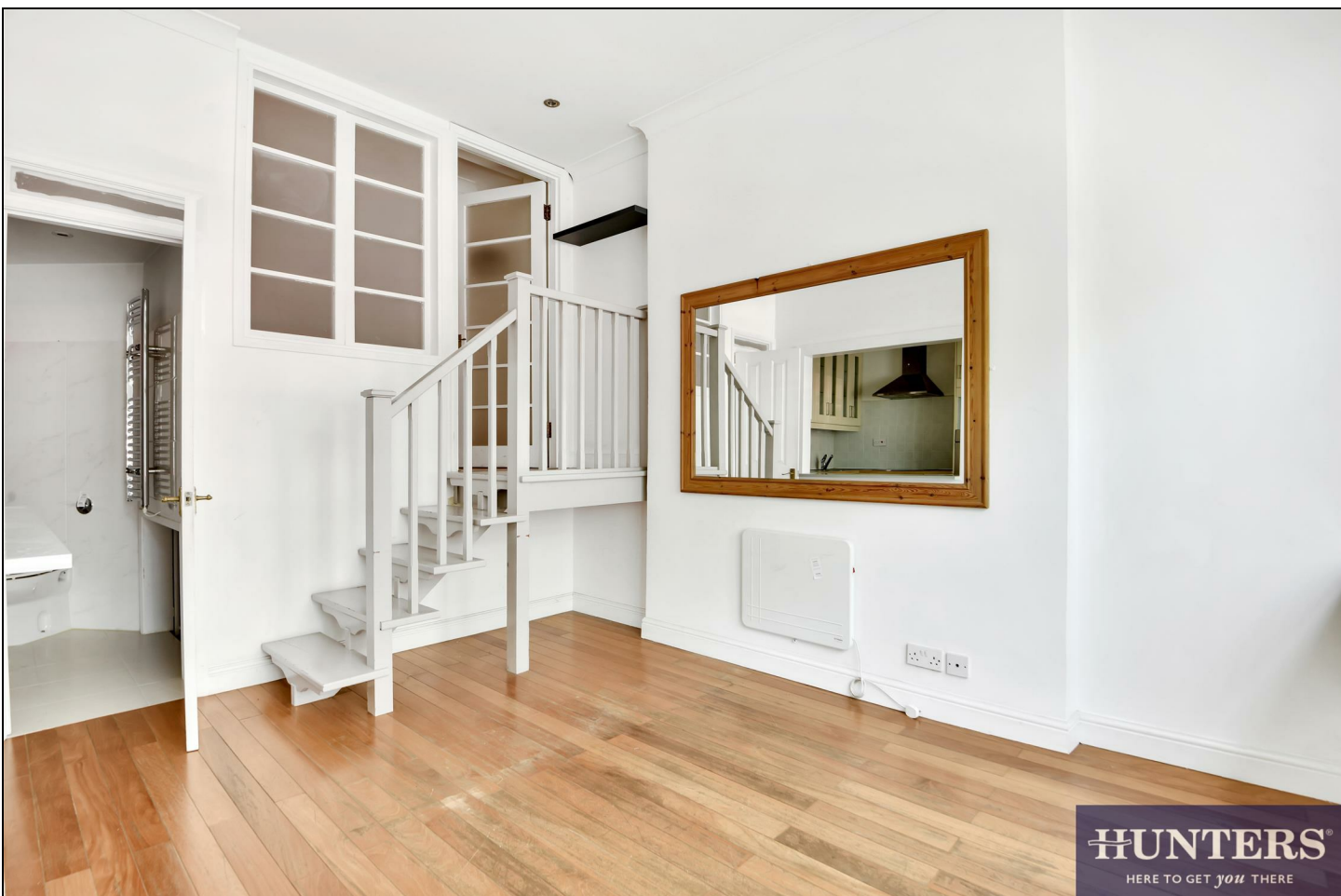
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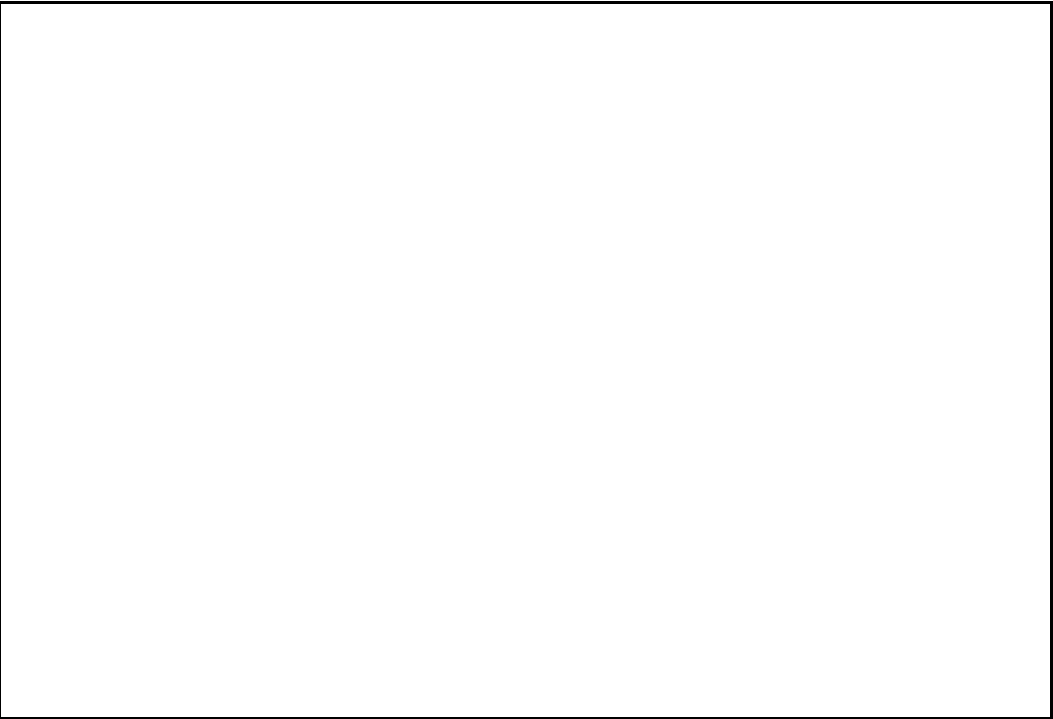
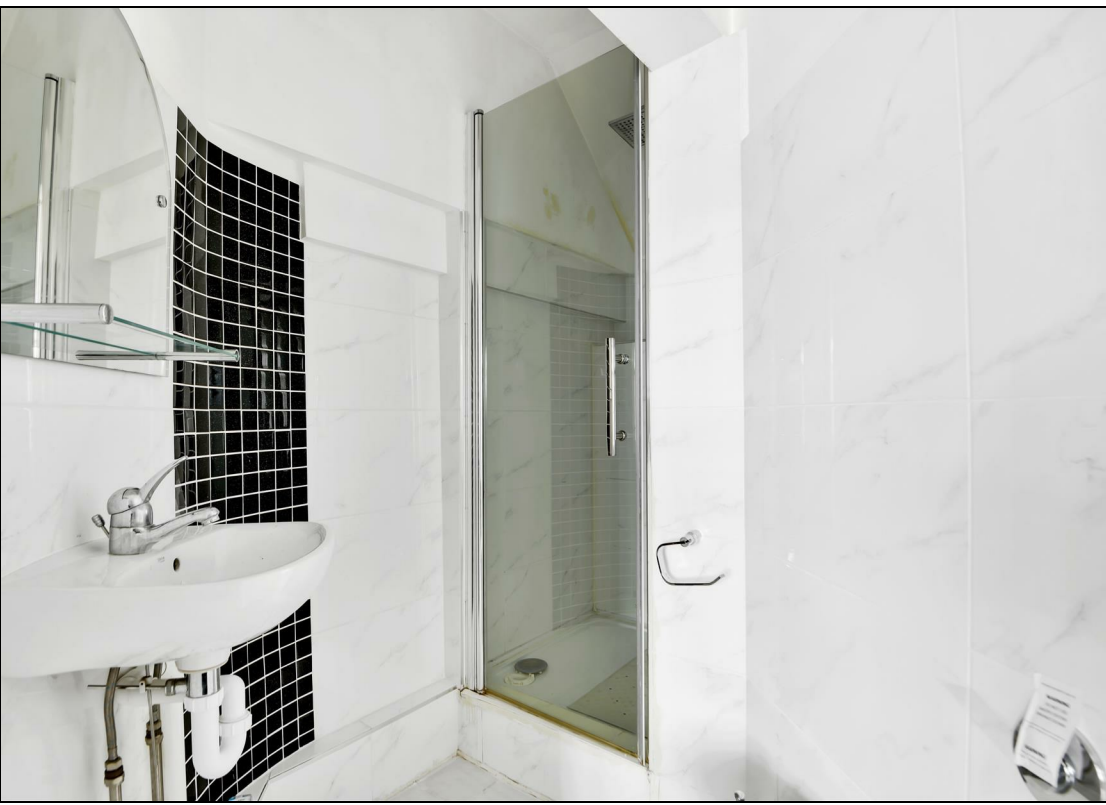


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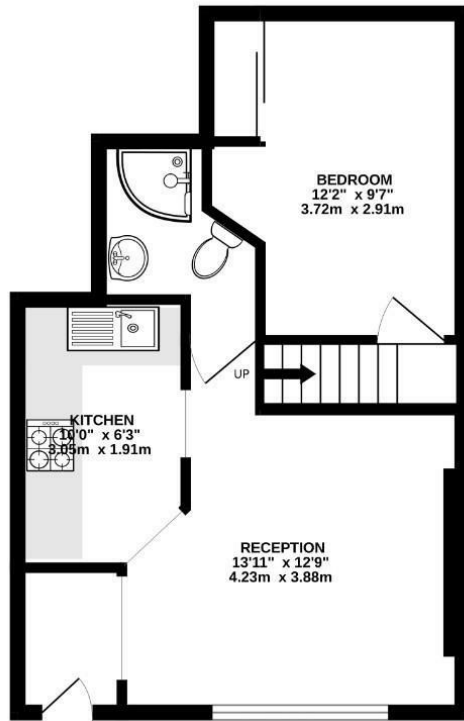
KEY FEATURES

- One-bedroom studio apartment
 - Period conversion
 - Maisonette
 - Split level
- Close proximity to transport links
 - Sold chain-free
- 344 sq.ft. of internal living space



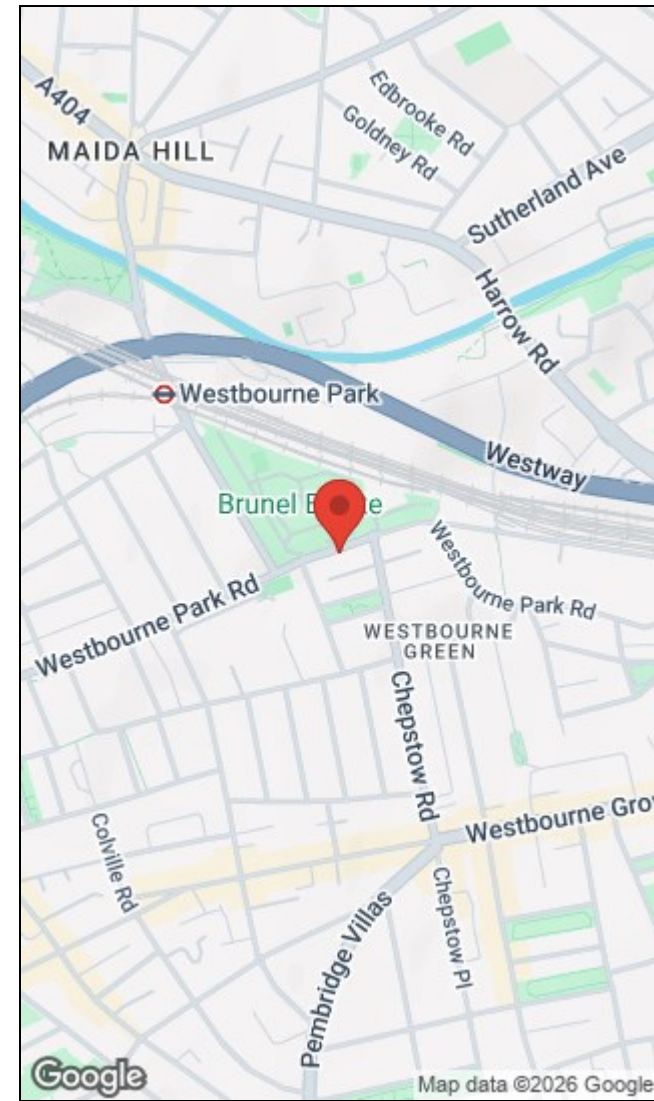


GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 388 sq.ft. (36.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	77
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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