

Alexander Street

London, W2

CHESTERTONS











An exceptionally rare two bedroom garden apartment extending to approximately 1,740 sq ft (162 sq m) including a detached garden studio, spanning the full width of two period buildings and offering an extraordinary amount of lateral living space.

The property is centred around a magnificent 42 ft open-plan kitchen, reception and dining room, creating a superb entertaining space with an abundance of natural light and direct access to a substantial south-west facing private garden. The exceptional width of the apartment, combined with its open plan layout, provides a sense of volume and space that is rarely found in period conversions.

Both bedrooms are generous doubles and benefit from their own en suite bathrooms, while a separate guest WC serves the main living space. Vault storage provides valuable additional space rarely available in similar properties.

To the rear, the impressive south-west facing garden enjoys sunshine throughout the afternoon and evening and leads to a detached garden studio, ideal as a home office, gym, creative workspace or treatment room.

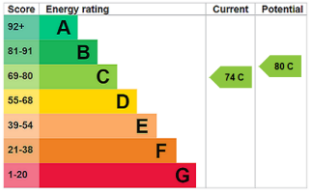
There is the option to purchase up to two off street parking spaces by separate agreement.

Properties offering this combination of width, parking, outdoor space and ancillary accommodation are exceptionally uncommon, making this a truly unique home.

Alexander Street is a quiet residential road ideally located between Notting Hill, Westbourne Grove and Paddington, placing an array of renowned cafés, restaurants, boutiques and transport links within easy reach. With Hyde Park and Kensington Gardens nearby, the area offers an excellent balance of green space, connectivity and central London living.

- Approx. 1,740 sq ft (including studio)
- Extends across the width of two period buildings
- 42 ft open-plan kitchen, reception & dining room
- South-west facing private garden with detached studio
- A long new lease will be granted with the sale of the property

Asking Price £1,950,000



Tenure: Leasehold (A long new lease will be granted with the sale of the property
Service Charge: TBC (Ad hoc)
Ground Rent: TBC
Local Authority: City Of Westminster
Council Tax Band: D

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Approximate Gross Internal Area 1740 sq ft - 162 sq m
(Including Studio)
Studio Area 162 sq ft – 15 sq m



Lower Ground Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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