



## ALEXANDER STREET, W2

£1,200,000

Private entrance maisonette  
Development opportunity  
Quiet residential street  
Westerly aspect  
Patio garden  
EPC- F

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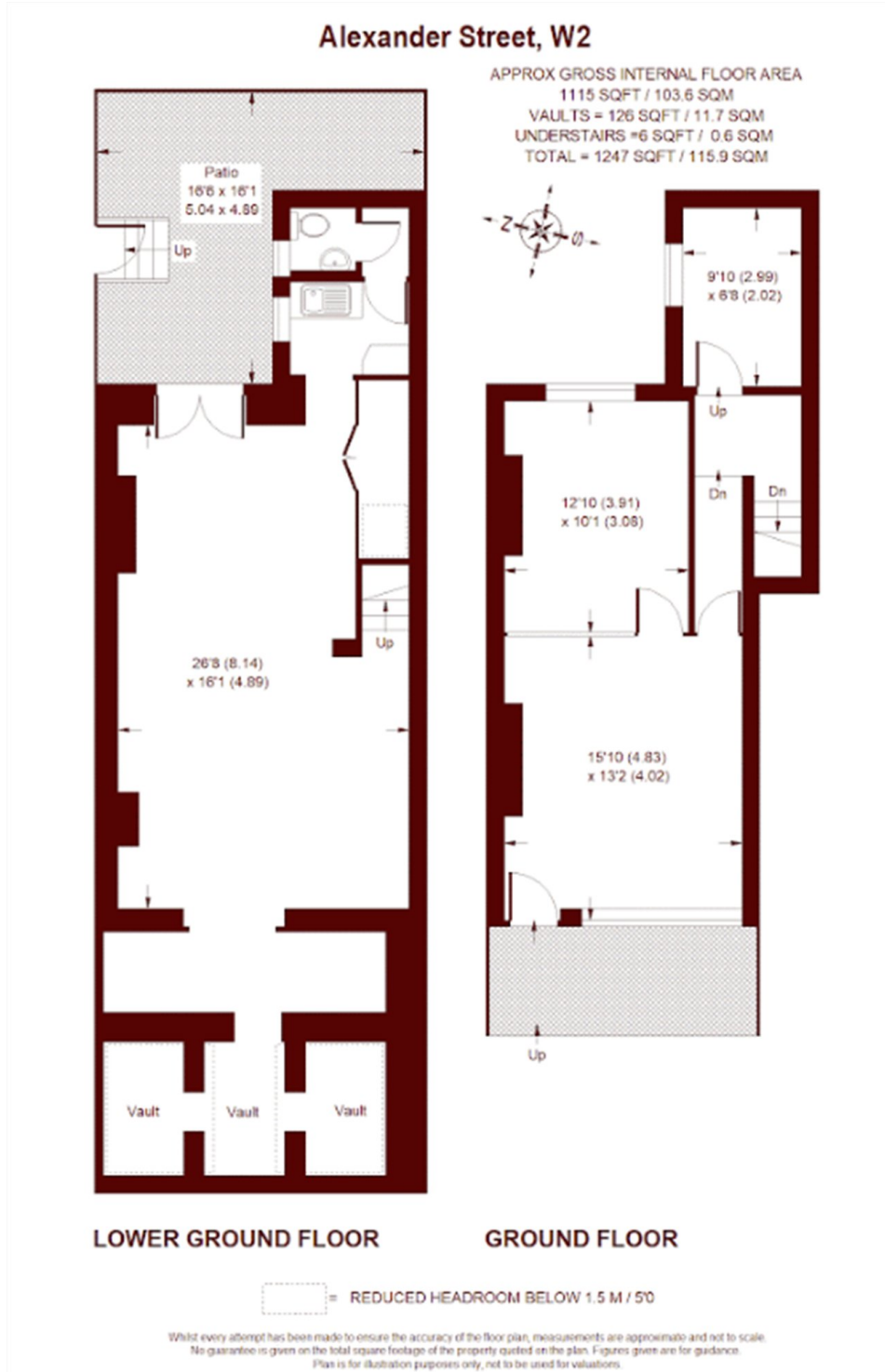
# ABOUT THE PROPERTY

A fantastic opportunity to acquire a private entrance maisonette set on a beautifully tree-lined, quiet and tucked-away street in Notting Hill.

Currently arranged as an office, the property benefits from prior approval for change of use to residential, offering an ideal prospect for both investors and end users seeking a project. Occupying the ground and lower ground floors of an attractive period conversion, the property features its own private entrance and access to a private garden. There is also potential to extend and create an additional terrace, subject to the necessary planning permissions (STPP).



# STEP INSIDE ALEXANDER STREET



Notting Hill  
020 7313 2890

Energy Rating: F We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

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