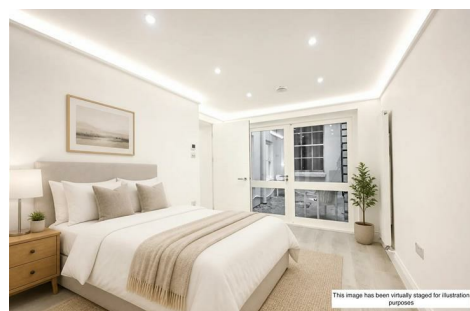


Westbourne Terrace, W2 3UW

£500,000

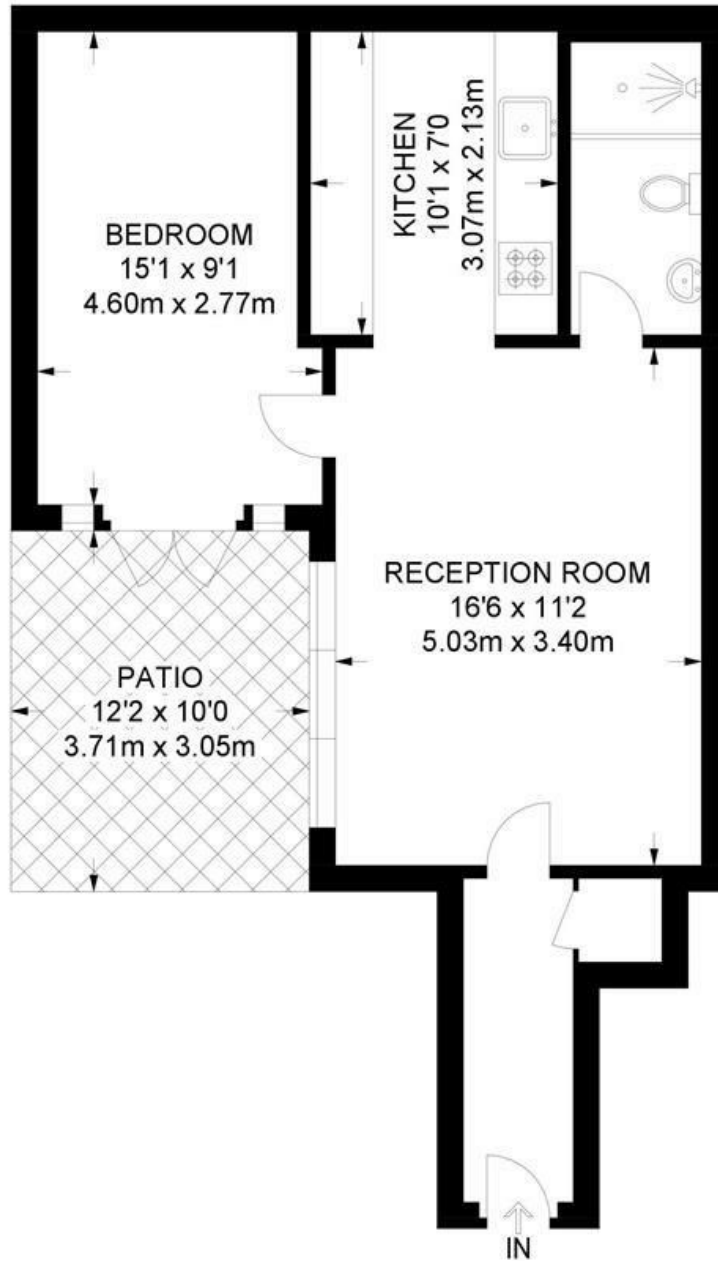


A spacious, newly renovated, one bedroom apartment situated on the lower ground floor of a Grade II Listed building, a 4 minute walk from Paddington Station and walking distance to Hyde Park and Kensington Gardens.

The apartment features a private patio that brings in natural light and the lease has approximately 100 years remaining.

The building has lovely, well-maintained communal areas and comes with a lift.

Disclaimer - Some images have been virtually staged to showcase the property's potential.



LOWER GROUND FLOOR

**APPROXIMATE GROSS INTERNAL AREA
492 SQ FT / 45.7 SQ M**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
75		79	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	