

## Westbourne Terrace, W2 3UW

£500,000

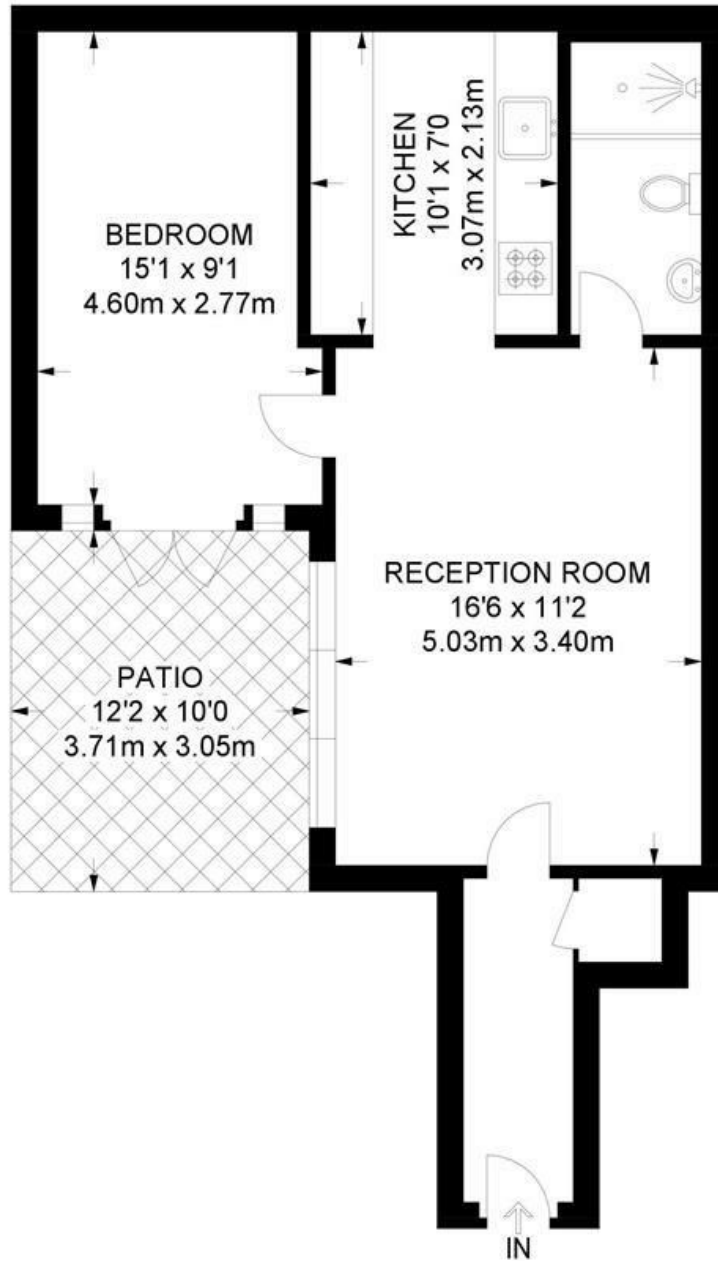


A spacious, newly renovated, one bedroom apartment situated on the lower ground floor of a Grade II Listed building, a 4 minute walk from Paddington Station and walking distance to Hyde Park and Kensington Gardens.

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.

Available to view.



**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) <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 energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		75	79
	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>			
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