

Gloucester Terrace, W2 6HU

£800,000



This two bedroom split level apartment occupies the third and fourth floors of a handsome Victorian conversion on a quiet residential road, moments from Paddington, Queensway and Notting Hill.

Measuring 1,169 sq ft, the layout has been thoughtfully arranged across two levels, giving a genuine sense of separation between living and sleeping space.

Two double bedrooms sit adjacent to one another, served by a contemporary family bathroom and a separate, large, well equipped kitchen. The long leasehold offers reassurance for buyers considering the property as a longer term home.

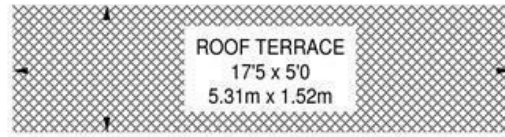
A staircase leads up to the principal reception room, generously proportioned and filled with natural light, with an adjoining study that lends itself naturally to use as a third bedroom or home office.

The reception opens onto a private roof terrace facing northwest, taking in views over Westbourne Park, a rare find at this level in the city.

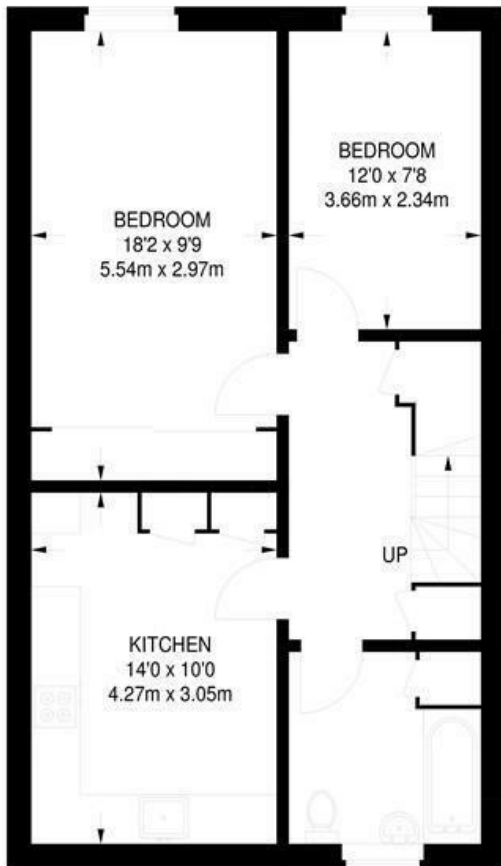
Royal Oak Station sits just around the corner, with Bayswater also within easy reach, while Westbourne Grove's shops, cafes and restaurants are close by, along with the Waitrose on Porchester Road for everyday essentials.

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

These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



THIRD FLOOR
589 SQ FT / 54.7 SQ M



FOURTH FLOOR
500 SQ FT / 46.4 SQ M

APPROXIMATE GROSS INTERNAL AREA = 996 SQ FT / 92.5 SQ M
(Excluding Headroom)
Reduced Headroom = 172 SQ FT / 16.1 SQ M
Total = 1169 SQ FT / 108 SQ M

This plan has been drawn for illustrative and identification purposes only.

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			
		54	61
England & Wales		EU Directive 2002/91/EC	

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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	