

Marble Arch Office, 29-31 Edgware Road, London W2 2JE Tel: 020-7724-3100 Fax: 020-7258-3090



WESTBOURNE TERRACE

Price £2,400,000

Plaza Estates are extremely pleased to offer for sale this wonderful split level period conversion apartment boasting beautiful living space and four bedrooms. Situated on the first floor of this stunning period building, the accommodation comprises of large reception room with double height ceiling where stairs lead to a modern kitchen, with room for dining, on a mezzanine level. Adjacent to this is a large master bedroom with dressing room, en suite bathroom and ample built in storage. There are three further double bedrooms, a second bathroom and an off-street parking space.

Westbourne Terrace is well located just a short walk from Paddington station, Lancaster Gate tube station, Bayswater and the open spaces of Hyde Park.

Details

Reception Room Kitchen/Dining Room Master Bedroom with en-suite bathroom Three Further Double Bedrooms Family Bathroom Balcony



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Off Street Parking



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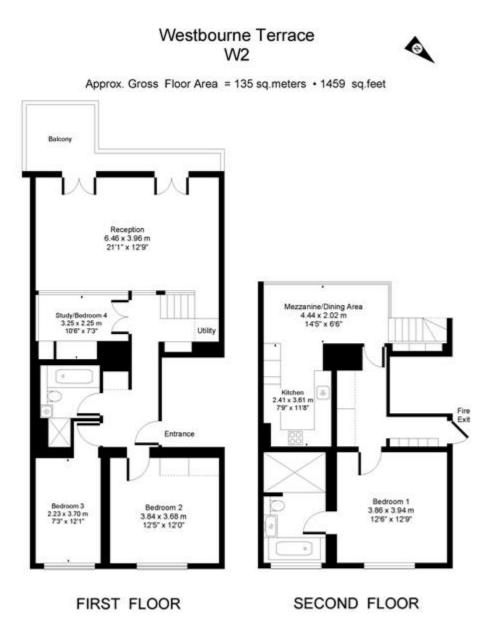


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Terms and Conditions

Tenure:	160 years			
Price:	£2,400,000			

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EPC Information

Flat 31 115 Westbourne Terrace LONDON W2 6QT		Dwelling type: Date of assessment: Date of certificate: Reference number: Total floor area:	Mid-floor ma 14 October 16 October 9748-4934-6 162 m ⁸	2008	8-2090
This home's performance is rated in terms o afficiency based on fuel costs and environm					
Energy Efficiency Rating	Environmental Impact Rating (CO ₂)				
Current	Potential			Current	Potential
Comparing a second	f the rating ne lower	ni on A	pact rating is environment emissions. Th it has on the	in terms he higher	re of a of
		Connel	0.0	in other	_
		Current	Potential		
Energy use		kWh/m² per year	214 kWh/m² per year		
Carbon dioxide emissions		tonnes per year	5.8 tonnes per year		
and the second se		£158 per year	£79 per year		
Lighting		£634 per year £136 per year	£650 per year £136 per year		
and the second se				pur year	-



SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT