



RUSSELL SIMPSON

Maisonette with spacious and stylish
interiors close to Notting Hill

WESTBOURNE PARK ROAD
BAYSWATER W2

Westbourne Park Road

£1,300,000

<div>BEDROOMS</div> <div>3–3</div>	<div>INTERNAL</div> <div>1,534 <small>SQ FT</small></div> <div>142 <small>SQM</small></div>	<div>OUTDOOR</div> <div>—</div>	<div>COUNCIL</div> <div>—</div>
<div>BATHROOMS</div> <div>2–3</div>		<div>EPC</div> <div>C</div>	<div>COUNCIL TAX</div> <div>G</div>
<div>TENURE</div> <div>Leasehold</div>	<div>LEASE LENGTH</div> <div>183 <small>YEARS</small></div>	<div>GROUND RENT</div> <div>£300 <small>P/Y</small></div>	<div>SERVICE CHARGE</div> <div>£1,767 <small>P/Y</small></div>



The Property

Three-bedroom property with well-lit rooms moments away from Westbourne Park station

The first floor of the maisonette consists of a generous reception room with high ceilings, full-length sash windows and enough space for separate dining and seating areas. This room opens directly onto a fitted kitchen with a large south-facing sash window, bringing brightness to the entire living area.



Indoor Spaces

The property is decorated in a stylish fashion, with stone fireplaces and plaster cornices adding to the sense of elegance. Finally, it has its own ground-floor front door.





The Bedrooms

The second floor is almost entirely occupied by the principal bedroom suite. This includes a bedroom, a corridor wardrobe and an ensuite bathroom. There is also a guest WC on this level. Meanwhile, the third floor contains two more bedrooms, one of them ensuite with a bath.





The Neighbourhood

The property is located a short walk away from Westbourne Park underground station. From here, the many restaurants and shops of Notting Hill are all close, including sought-after streets like Portobello Road and Westbourne Grove. In addition, the Grand Union canal, with its popular towpath for running and walking, is within easy reach.

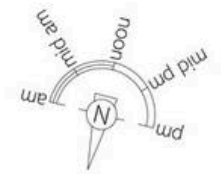
Westbourne Park Road,
W2

Approximate area
142.5 sq m / 1534 sq ft

Including limited use area
(25 sq ft / 2.3 sq m)

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This plan is for layout guidance only.
Not drawn to scale unless stated. Windows
and door openings are approximate. Whilst
every care is taken in the preparation of this
plan, please check all dimensions, shapes,
and compass bearings before making any
decisions reliant upon them.



□ = Reduced head height below 1.5m



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