



Alexander Street, London

Lower Ground Floor Maisonette

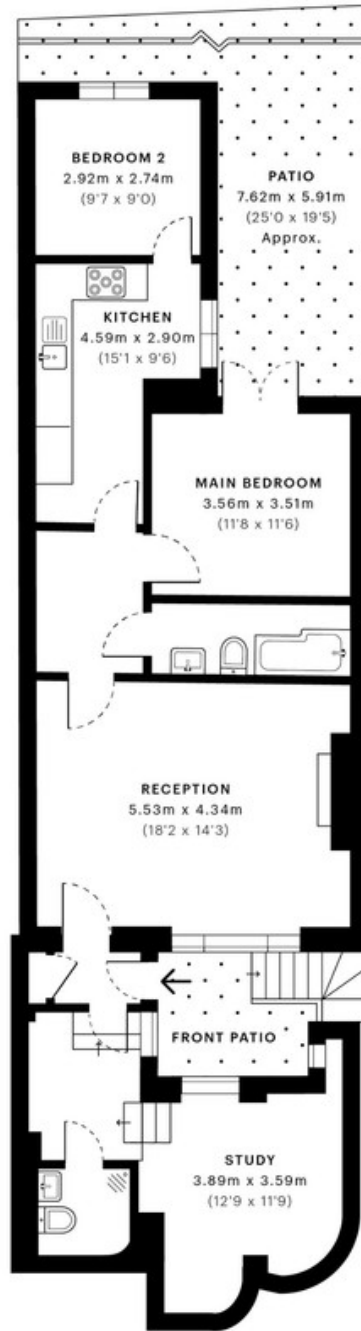
Asking Price Of: £1,200,000

This share of freehold garden apartment set within a Georgian town house is being offered to the market for sale. Benefiting from an open layout with the bright living room leading into the kitchen and with bedrooms situated evenly throughout the apartment, ensuring a balance of privacy and entertaining spaces. The converted vaults are currently set up as a home office and have the potential to be easily converted into a separate bedroom and wet room. The period features, such as the working fireplace and original entrance tiles, are cleverly highlighted and balanced with modern finishes and sensible storage solutions throughout. Early viewings are strongly recommended on this unique home.



- Georgian garden apartment
- Share of freehold
- Three bed
- Period features
- Clever storage solutions
- Walking distance to Portobello Road
- Walking distance to Hyde Park
- Set in the heart of Notting Hill and Bayswater

Located on a quiet residential street on the corner of Notting Hill and Bayswater the flat is surrounded by amazing local restaurants, shops, and cafes. With Portobello Road a short walk away and Hyde Park just around the corner there is plenty to explore on the doorstep and thanks to being in walking distance of Paddington Station, Royal Oak and Bayswater Stations all of London and beyond is in easy reach as well.



— Lower-Ground Floor

 GROSS INTERNAL AREA (GIA)
The footprint of the property
89.56 sqm / 964.02 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
82.69 sqm / 890.07 sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

 RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 89.24 sqm / 960.57 sqft
IPMS 3C RESIDENTIAL 83.08 sqm / 894.27 sqft

SPEC ID 60476439e617a10db1ddd755

Contact us

20 Great Western Road
London
W9 3NN

T: 020 7286 5757

E: sales@westways.co.uk

W: westways.co.uk



Westways



Tenure: Share of Freehold

Lease Remaining: 978

Gross Internal Area: 964 sqft

Service Charge: N/A

Ground Rent: N/A

Local Authority: Westminster City Council

Council Tax Band: D

EPC Rating: C

In accordance with the 1993 Misdescriptions Act: The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order. Neither has the Agent checked the legal documents to verify the Leasehold/Freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.