



Asking Price £900,000

**TENURE : SHARE OF
FREEHOLD**

Westbourne Terrace, W2

Bedrooms : 2

Bathrooms : 2

Reception Rooms : 1

**2 bed/ 2 bath / Excellent
Condition**

3rd floor/ Lift

888 sqft- 83 sqm

**Short walk distance to The
Hyde Park**

**5 min walk to Paddington
Station**

**Ideal for end users or Buy to
let property!**

Metropole Properties
244 Edgware Road, London, W2 1DS
sales@metropoleproperty.com | 02072625844
Website: metropoleproperty.com

**METROPOLE
PROPERTIES**

This bright and spacious property is located in a beautiful white stucco building and offered for sale on vacant possession and in an excellent condition throughout. Arranged over 875 sqft 81 sqm approx, it comprises of two double bedrooms, two contemporary bathrooms, a semi open plan fully fitted modern kitchen, a large and bright double reception room and entrance hallway and benefiting from high ceiling, floor to ceiling windows, good storage space and abundance of natural light.

Westbourne Terrace is centrally located in the heart of Paddington and close to all local amenities of Bayswater, Edgware Road and Queensway. Closest stations are Paddington and Royal Oak with excellent transport links to the City and West End (buses 7, 23, 27, 36, 205). The green open spaces of Hyde Park and the charming canals of Little Venice are all found nearby.

Share of Freehold. 86 years remaining.

Service Charge: £3309 approx half yearly.

Reserve Fund: £600 approx half yearly.

Ideal for end users or buy to let, early viewings are recommended!

Asking Price: £900,000 stc

1. AML regulations:

Intending purchasers will be asked to produce identification documentation at a later stage.

2. General:

While we endeavor to make our sales particulars accurate, fair, and reliable, these are only a description and general guide to the property. Kindly contact our office should you require further details or clarification before requesting a viewing and we will be pleased to check the position for you.

3. Particulars:

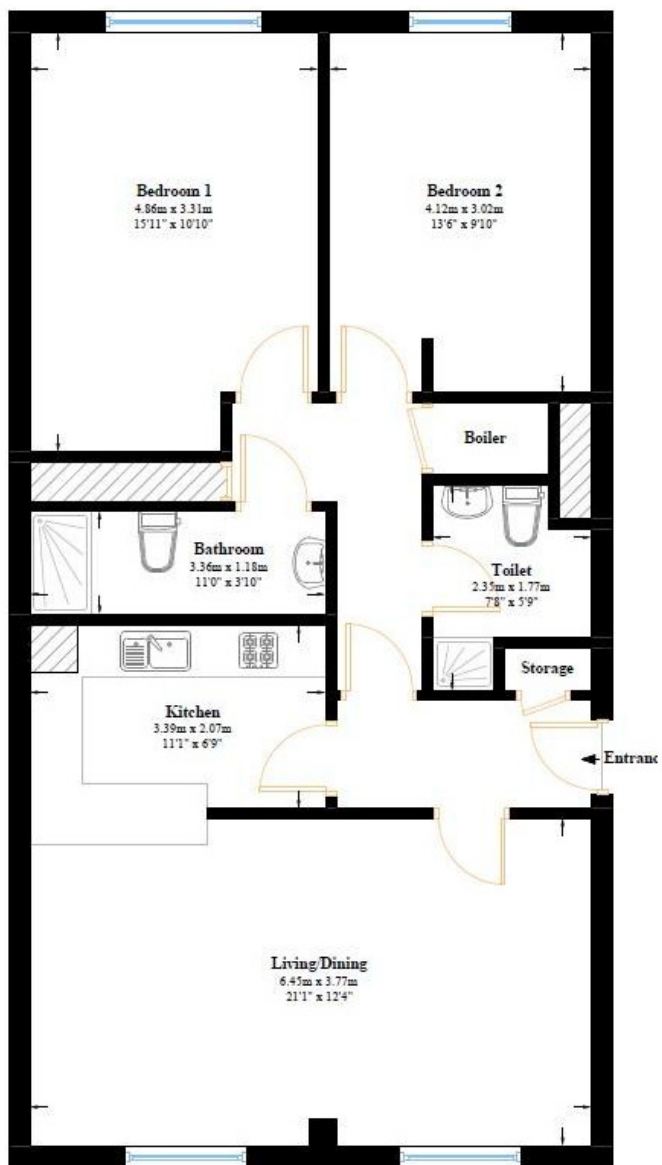
These particulars are issued in good faith. However, Particulars do not constitute representations of fact and do not form part of any offer or sale contract. The matters referred to in the particulars should be independently verified by prospective buyers.

4. Measurements:

The measurements indicated in the description and on the floor plans are supplied for guidance only and as such must be considered incorrect.

5. Services:

Please note that we have not tested the services or any of the appliances in this property. Therefore, we strongly advise prospective buyers to conduct their own surveys or service reports before finalizing their purchase.





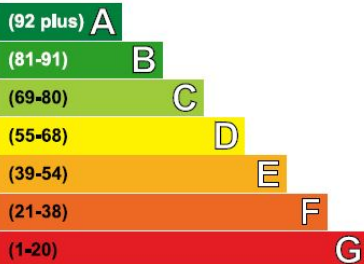
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Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
68	78

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.