A grand 3 bedroom maisonette located in an attractive Grade II listed building with beautiful period features and enjoying great volumes throughout the double reception room and impressive entrance hall.

The elegant accommodation is accessed through a private entrance with double doors at raised ground floor level which lead into an impressive entrance hall with high ceilings.

Stairs lead up to the first floor accommodation comprising a reception and dining room, each of great volumes with grand ceiling heights. Floor to ceiling windows bring natural light into the front and rear, whilst the accommodation also benefits from two feature fireplaces. Also located on the first floor is a large fitted kitchen and a guest cloakroom.

Stairs to the second floor lead to a private roof terrace in addition to the master bedroom with dressing room, en suite bathroom and private balcony. There is a second bedroom which also benefits from a bathroom en suite and a third bedroom with en suite shower room and utility cupboard.

Further advantages of the property include a long lease with approximately 983 years remaining and private parking for one vehicle available on a first come, first served basis.
3 bedrooms • Reception room • Dining room
3 bathrooms • Kitchen • Guest cloakroom
Roof Terrace • Balcony • Private parking

Location
Westbourne Terrace is a tree-lined avenue running north from Hyde Park. Nearby transport links include Lancaster Gate (Central line) and Paddington (Bakerloo, Hammersmith & City, District and Circle lines) underground stations. Paddington Mainline station is close by and while already providing National Rail and Heathrow Express services, this will further benefit from Crossrail in 2018, due to provide faster connections across London towards the City and Canary Wharf.

Terms
Tenure: Share of freehold, approximately 983 years remaining
Local Authority: City of Westminster
Guide Price: £3,450,000

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