



Westbourne Terrace, W2 | Asking Price £575,000



**TUCKERMAN**  
ESTATE AGENTS  
PROPERTY PROFESSIONALS

# Westbourne Terrace, London

A stunning, well-presented duplex flat situated on the third and fourth floors of a charming terrace in the heart of Paddington.

## DESCRIPTION

As you step into the spacious living area, sunlight streams through the large windows, casting a warm glow on the tastefully designed interiors. The open-plan layout seamlessly combines modernity and elegance, creating a vibrant atmosphere perfect for entertaining guests or enjoying peaceful evenings with loved ones. The sleek, contemporary kitchen has ample counter space, and stylish cabinetry. Whether you're a culinary enthusiast or simply enjoy cooking, this well-appointed kitchen will inspire your gastronomic adventures.

Ascend to the fourth floor via the elegant staircase, where you'll discover the inviting bedroom that offers a sanctuary of comfort and tranquility. The bedroom boasts generous proportions, allowing for ample relaxation and rejuvenation. Wake up to great views of the surrounding neighborhood and start your day feeling inspired.

## LOCATION

Situated in Paddington, you'll have the best of both worlds – a peaceful retreat within the bustling city. The location provides easy access to a plethora of amenities, including trendy boutiques, renowned restaurants, and cultural hotspots. Additionally, excellent transport links ensure you can explore the vibrant attractions of London with ease. Paddington Mainline and underground stations (Bakerloo, Circle & District, Elizabeth Line, Hammersmith & City) and Lancaster Gate (Central Line) underground station are under 5 minutes walk.

Luxury, style, and convenience converge in this upbeat duplex flat. It offers a remarkable opportunity to embrace a sophisticated urban lifestyle while savoring the comforts of a beautifully presented home. Don't miss your chance to call this remarkable property in Paddington your own and experience the epitome of contemporary living.

## TENURE

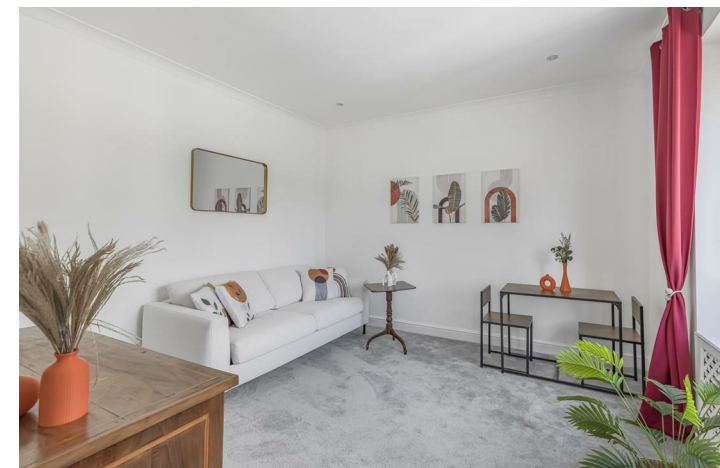
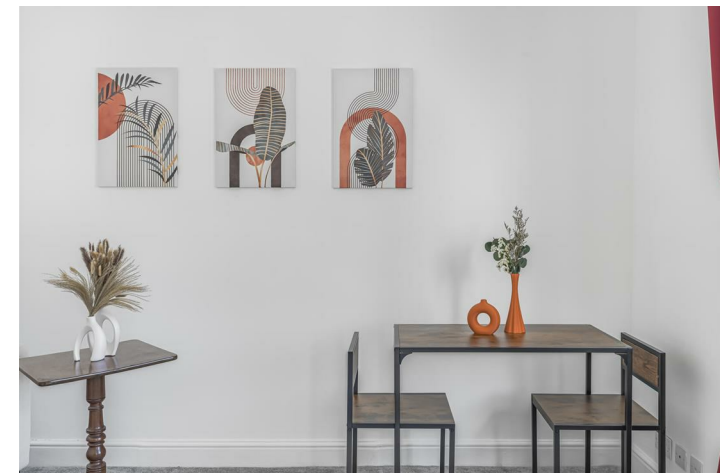
Share of Freehold + 976 year lease

## CHARGES

Service Charge - £4,696.64 p.a.

Ground Rent - Peppercorn





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**Asking Price:**  
£575,000 subject to contract.

**Tenure:**  
Leasehold - Share of Freehold

**Local Authority:**  
Westminster City Council

**Council Tax Band:**  
D

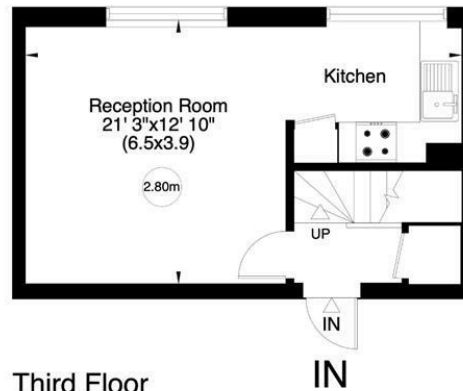
**Approximate Gross Internal Area:**  
548.00 sq ft

## Energy Efficiency Rating

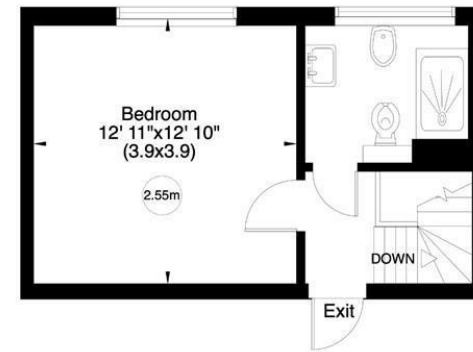
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Westbourne Terrace, W2**  
Gross internal area (approx.)  
51 Sq m (548 Sq ft)  
For identification only, Not to Scale

[www.virtualtours.london](http://www.virtualtours.london)



Third Floor



Fourth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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