



# A beautifully presented semi-detached house with attractive private garden and a separate studio

Westbourne Park Road, London, W2

£3,150,000 Freehold





Fabulous living space • Excellent natural light • Well maintained gardens • Separate studio house at the end of the garden • Attractive tree-lined street

#### About this property

This well-presented semi-detached family house offers excellent living & entertaining space throughout. The stairs leading up from the front garden arrive at an impressive, welcoming entrance hall on the raised ground floor from which you have access to the stunning double reception room, offering wonderful width and generous ceiling heights.

Downstairs on the lower ground floor is a superb open plan kitchen/dining/living space, benefitting from access to the gardens at both the front and the rear. This floor also provides a cloakroom and utility room just off the kitchen. The first floor of the house enjoys a fabulous master bedroom suite, with incredibly generous spaces and built in wardrobes. On the second floor, there are two further generous sized double bedrooms, both with built in storage/cupboards along with a family bathroom.

Another superb feature of this wonderful house is located at the end of the garden beautifully paved garden. The current owners have installed a contemporary, cedar clad, sedum roofed studio house, perfect for working from home or setting up as a gym, as there is also a shower room in it.

#### Local Information

Westbourne Park Road is an attractive tree-lined street with the vast array of shops and dining venues along Queensway and fashionable Westbourne Grove being within easy reach.

There are also numerous transport options available with Underground Services at Royal Oak (Circle, Hammersmith & City lines), Bayswater (Circle line) and Queensway Station (Central line) all within 0.7 miles. Less than a mile away is Paddington Station with its Underground, Main Line and Heathrow Express services. The M40 is also very close by providing a convenient route out of London.

Please note that distances are approximations.

#### Tenure

Freehold

#### Local Authority

City Of Westminster

#### Energy Performance

EPC Rating = To be confirmed

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Notting Hill Office. Telephone: +44 (0) 207 727 5750.









Westbourne Park Road, London, W2  
Gross Internal Area 2,167 sq ft, 201.3 m²

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The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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