



A spacious and bright lateral apartment, set in an impressive and striking red brick building.

Newton Road, London, W2

£2,200,000 Leasehold





Three double bedrooms • Quiet location • Impressive red brick building • Lift • Immaculately presented

#### About this property

A fantastic opportunity to acquire a spacious three bedroom lateral apartment, occupying the second floor with lift access, of a unique red brick building.

The building occupies a prime position just off Westbourne Grove and consists of a large open-plan kitchen/reception room with ample room to dine. Three double bedrooms, two with en suite and a further cloakroom/laundry room.

The specifications include stone worktops and Smeg appliances to the kitchen and flooring finished in European Oak throughout, Miele laundry appliances. The apartment is heated with classic 'Ancona' radiators and bathrooms enjoy the warmth of under floor heating. All bedrooms benefit from flush fitted wardrobes.

#### Local Information

Newton Road is a quiet and attractive residential street just off Westbourne Grove, which has a fine selection of boutiques, cafés and restaurants. The underground stations of Bayswater (Circle and District lines), Royal Oak (Circle and Hammersmith & City lines) and Queensway (Central line) are within half a mile, as are the wide open spaces of Kensington Gardens. Less than a mile away lies Paddington Station and the 'Heathrow Express' which transports you to the Heathrow airport terminals in 15 minutes.

All distances are approximations.

#### Tenure

Leasehold

#### Local Authority

City of Westminster

#### Energy Performance

EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Notting Hill Office.

Telephone: +44 (0) 207 727 5750.



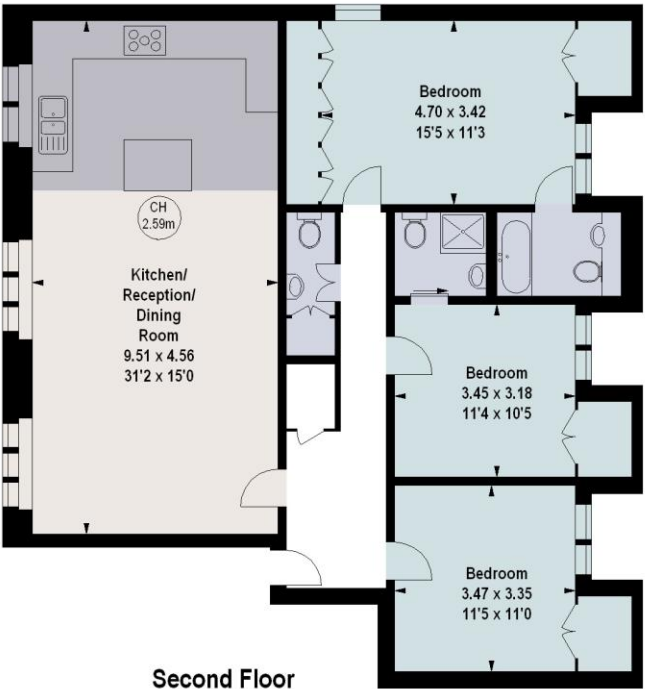




Newton Road, London, W2  
Gross Internal Area 1,259 sq ft, 117 m²

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Newton Road, W2  
Approximate gross internal area  
1259 sq ft / 116.96 sq m

Key :  
CH - Ceiling Height



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	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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