



A wonderfully bright triplex apartment situated on a beautiful tree lined enclave of Notting Hill.

**Durham Terrace, London, W2 5PB**

Offers in excess of £1,895,000 Leasehold (147 years remaining)



Triplex apartment • Private terrace • Beautiful tree-lined street •  
Wonderfully bright • Great proportions

### Local Information

Durham Terrace is an elegant tree-lined street in a popular and quiet enclave of Notting Hill between Westbourne Grove and Westbourne Park Road.

Conveniently located for transport links, restaurants shops and pubs.

Queensway Underground station (0.7 miles away) provides access to the Central Line and Bayswater station (0.6 miles) and Royal Oak station (0.2 miles) offer connections to the City via the Circle Line and Hammersmith & City Line.

(all distances are approximations)

### About this property

Situated over the top three floors of a handsome period conversion is this wonderfully bright and generously proportioned two bedroom.

Entering on the second floor you are immediately met with a huge amount of natural light flooding through the large south facing windows into the open-plan reception space. The open-plan kitchen features integrated appliances and is large enough to offer a degree of separation between kitchen and living spaces.

The second floor finishes with a private terrace to the rear then up

to the third floor which consists of the guest cloakroom and the principal suite, benefitting from a large en suite shower room, a walk-in wardrobe that leads into the master double bedroom.

The top floor space is incredibly flexible and could easily be tailored to suit the incoming purchaser, however it is currently configured as a separate office space/second reception room with ample built-in storage, a large double bedroom with en suite bathroom.

### Tenure

Leasehold (147 years remaining)

### Local Authority

Westminster City Council, London

### Energy Performance

EPC Rating = C

### Viewing

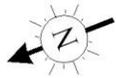
All viewings will be accompanied and are strictly by prior arrangement through Savills Notting Hill Office.  
Telephone: +44 (0) 207 727 5750.



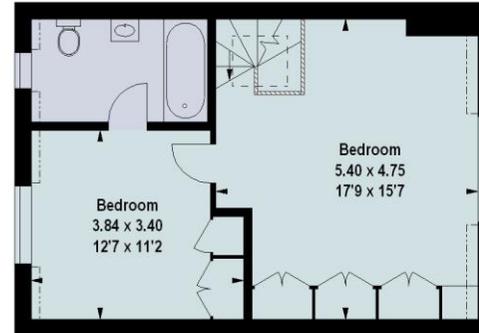


**Durham Terrace, W2**

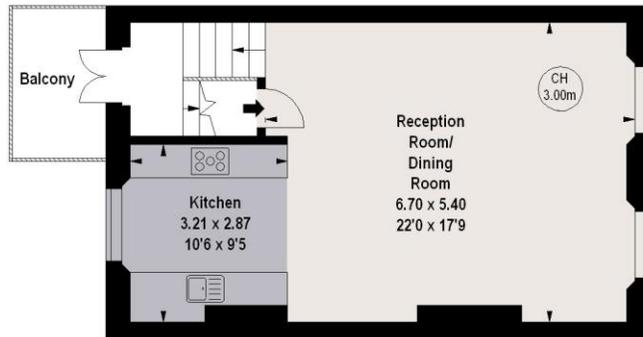
Approximate gross internal area  
**1539 sq ft / 142.97 sq m**



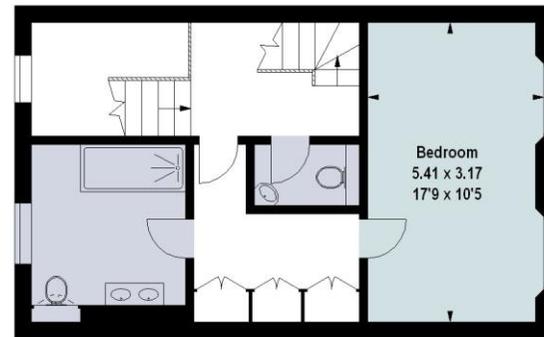
Key :  
 CH - Ceiling Height



**Fourth Floor**



**Second Floor**



**Third Floor**

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-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>75</b>	<b>80</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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