



**WESTBOURNE PARK VILLAS, W2**  
**£2,000,000 SHARE OF FREEHOLD**

**AN EXCEPTIONAL MAISONETTE, FORMING HALF OF THIS METICULOUSLY DESIGNED NOTTING HILL DEVELOPMENT, SITTING BEHIND A PERIOD FAÇADE.**

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## DESCRIPTION:

This exquisite maisonette forms the lower half of a significant Notting Hill development – a prominent corner building which has been entirely rebuilt with a great deal of sympathy to its original period charm, but with the luxury of having been able to entirely rethink the internal space to provide for magnificently scaled living space. Stylistic and specification high notes include herringbone oak flooring, cantilevered timber and glass staircase, Roundhouse kitchen and RAKO mood lighting, and with own front door this extensive home has the feel of a private house. Expansive, triple aspect, open living space is laid out over the ground floor, from which the broad staircase leads down to the bedroom accommodation below – an indulgent master bedroom suite with dressing area and en suite bathroom, and two further bedrooms, each with en suite bathrooms. The attraction of this building having been totally rebuilt cannot be understated, providing the best of both worlds - the timeless elegance, style and proportions of a house dating back to 1836.

## LOCATION:

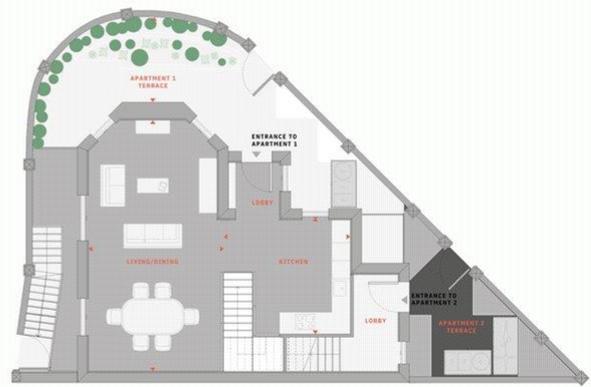
The property sits at the junction of Westbourne Park Road and Westbourne Park Villas, with some of Notting Hill's most popular attractions just moments away. It is well placed a short walk from Royal Oak underground station and is perfect for easy access out of London with both Paddington Station and the Heathrow Express close by and just round the corner from the A40.



## LOWER GROUND FLOOR Apartment One

153 sq m / 1647 sq Ft

Master Bedroom: 3.95 x 4.17 m 13'8" x 13'0"  
 Bedroom 2: 4.19 x 4.57 m 13'9" x 15"  
 Bedroom 3: 3.51 x 4.80 m 11'6" x 15'9"



## GROUND FLOOR Apartment One

153 sq m / 1647 sq Ft

Living/Dining: 8.38 x 4.17 m 27'6" x 13'8"  
 Kitchen: 3.63 x 4.09 m 11'11" x 13'5"  
 Terrace: Extends to 2.72 m 8'11"



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 76                      | 76        |
| (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 |           |

**Tenure:** Share of Freehold

**Term:** 998 year and 11 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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