



Westbourne Terrace  
Lancaster Gate, W2

£575 per week

 2  1  Flat/Apartment

HOMESITE

# Spacious two double bedroom apartment with a private patio – Perfect for Sharers

## FULL DETAILS

A very spacious two double bedroom apartment with high ceilings, wood floors throughout & a private decked patio which both the reception room & one of the bedrooms has views over. Located on Westbourne Terrace, a beautiful street lined with grand white period stucco fronted buildings and very well placed to benefit from the vibrant Paddington Basin with its mix of bars, restaurants & shops. Hyde Park, with its vast open spaces is a short walk away along with the fantastic transport facilities of both Lancaster Gate & Paddington, including the Heathrow Express & the Elizabeth Line.

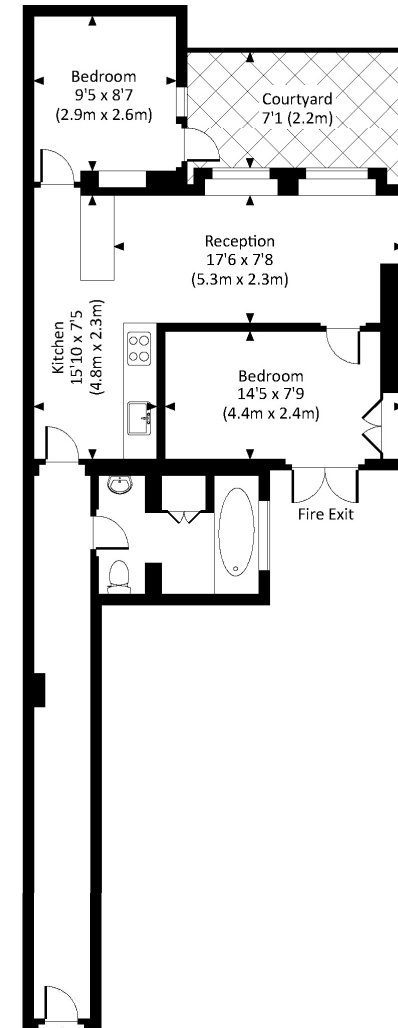
## PROPERTY FEATURES

- Two Double Bedrooms
- Open Plan Kitchen / Reception Room
- Period Building
- Wooden Floors
- 656 Sq Ft / 60.9 M2
- Private Patio
- Perfect for Sharers
- Council Tax Band D - Westminster

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	72	79
(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	

## WESTBOURNE TERRACE, W2

Approx. gross internal area  
656 Sq.Ft. / 60.9 Sq.M.



LOWER GROUND FLOOR

All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Bowling Jones Design shall not be liable for any reliance on these measurements. © 2016 www.bowlingjones.com 020 7511 3658

\*Tenant admin fee: 1 person (£100 + VAT), 2 people (£200 + VAT), 3 people (£250 + VAT), 4 people (£300 + VAT), Referencing: £30 per person, Renewal Agreement fee: £50 (including VAT). Typical deposit equal to 6 weeks rent and rent is paid in advance (normally monthly or quarterly). There will be a check out fee at the end of the tenancy, the price of which will depend on the size of the property. N.B. We have produced these sales particulars as a general guide. It is essential that you check with us before undertaking an inspection. We have not carried out a detailed survey of the property and have not tested the services, appliances or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. All statements in these particulars as to this property are made without responsibility on the part of Homesite. The vendor does not make or give and neither Homesite nor any person in their employment has the authority to make or give any representation or warranty whatever in relation to this property.