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# Westbourne Park Road, Paddington, W2

Asking Price £300,000



We advise that an offer has been made for the above property in the sum of £280,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Hunters present this charming one-bedroom studio flat is situated on the ground floor in a period conversion, located in the highly sought after Paddington.

Ideally positioned in a beautiful, Victorian home, this split level apartment is on the ground floor with private access. Comprising a double bedroom, shower room, reception room with bay seated window leading to semi open-plan kitchen. The property is sold chain-free.

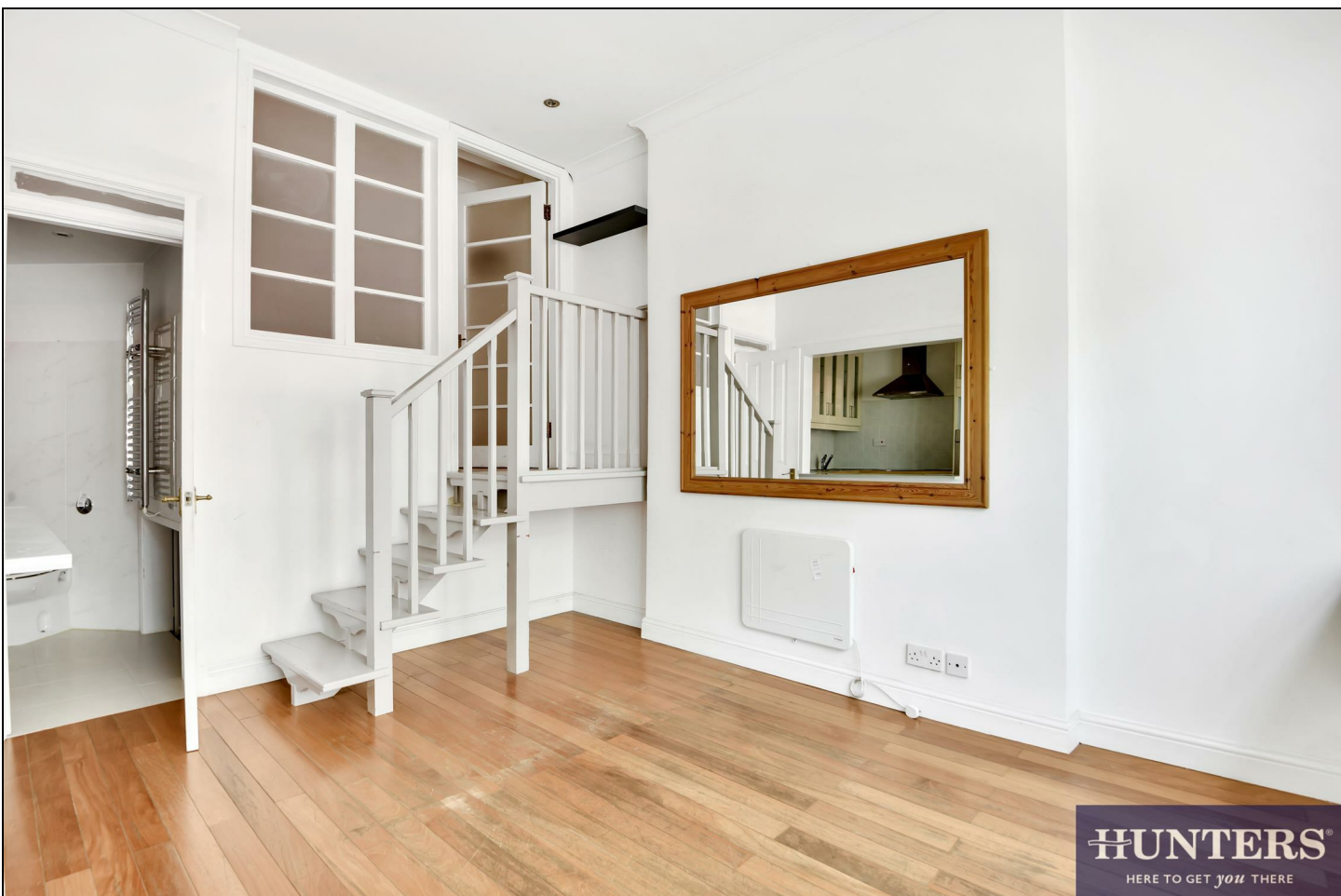
Westbourne Park Road is between Maida Hill and Notting Hill, with prime transport links to central London with Westbourne Park & Royal Oak underground stations being a moments walk away.

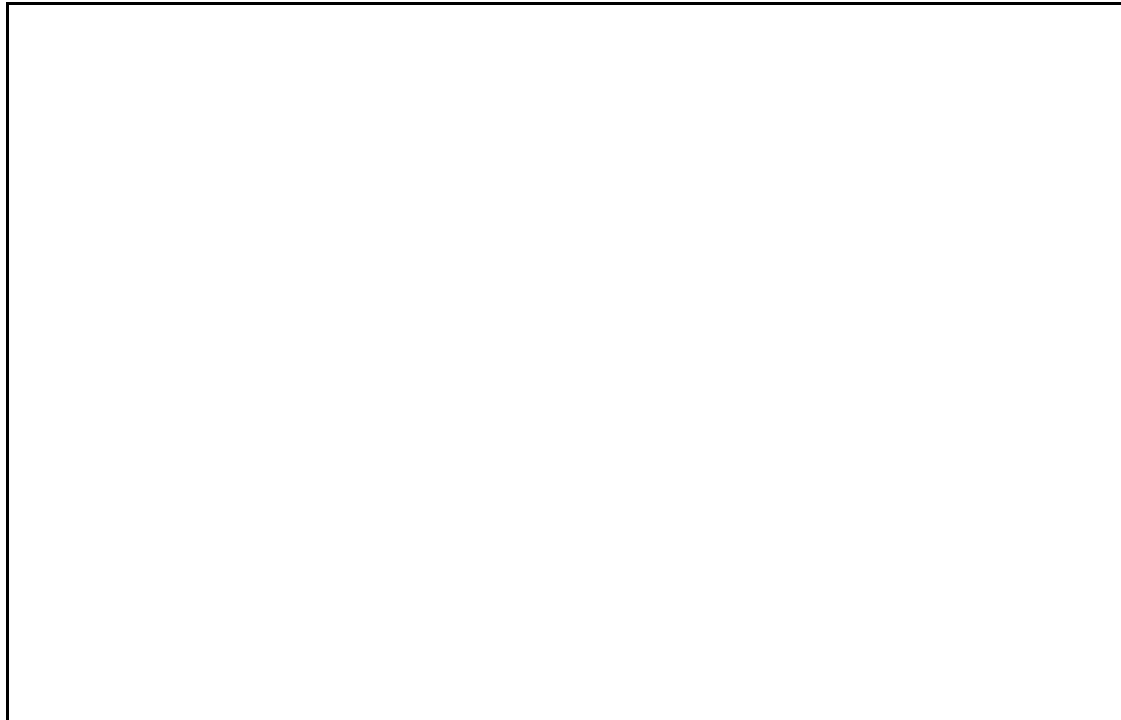
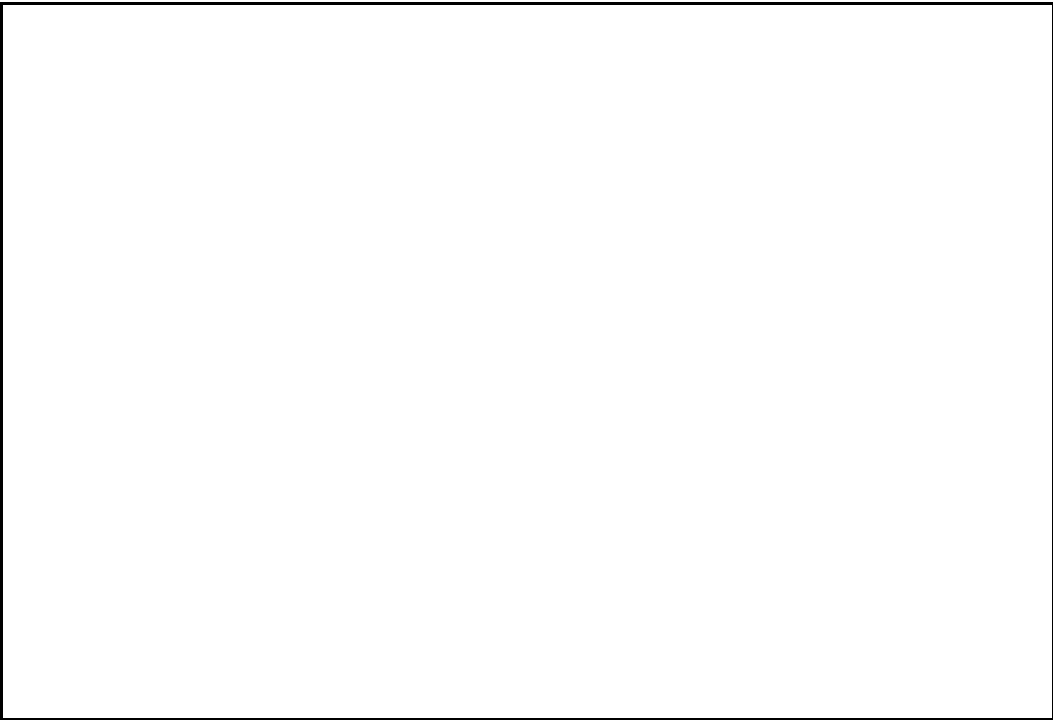
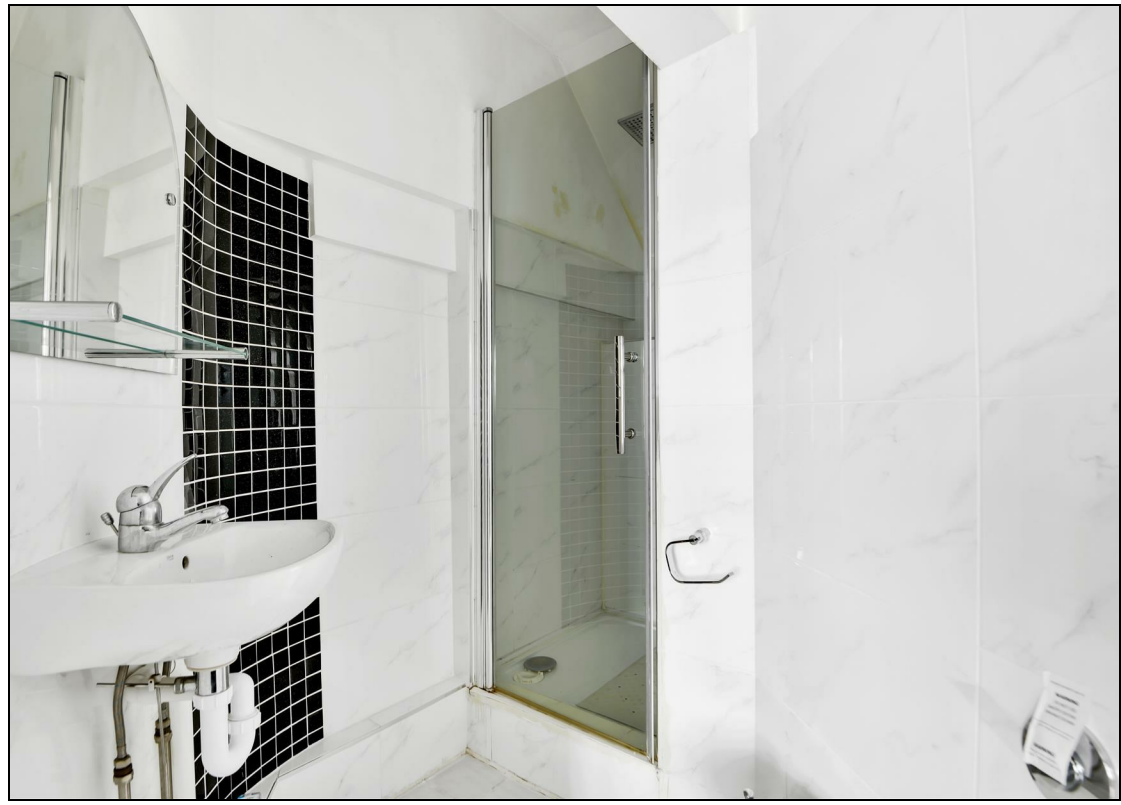
223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
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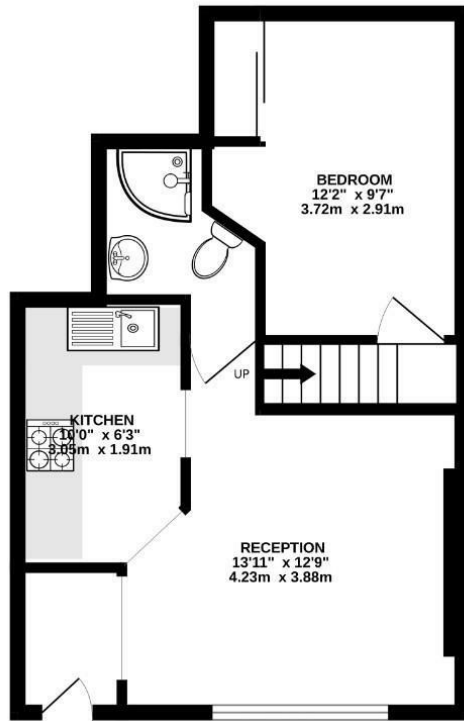
## KEY FEATURES

- One-bedroom studio apartment
  - Period conversion
    - Maisonette
    - Split level
- Close proximity to transport links
  - Sold chain-free
- 344 sq.ft. of internal living space



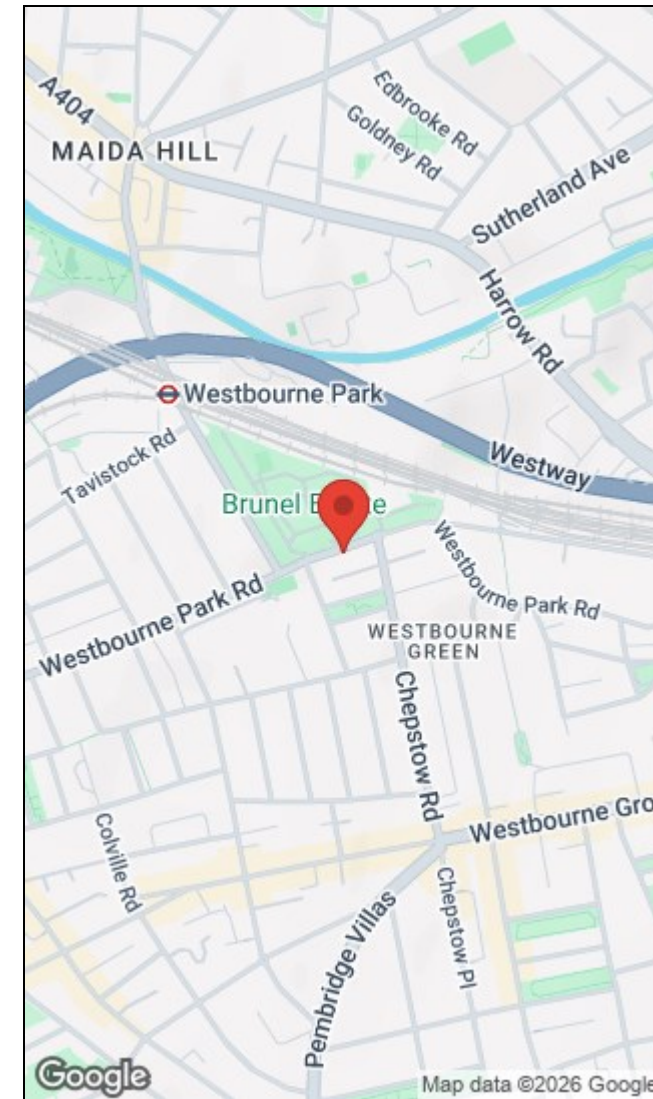


GROUND FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 388 sq.ft. (36.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 10/2025



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</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 |  |                         |           |
|   |  | 76                      | 77        |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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