

## Alexander Street, London

### Lower Ground Floor Maisonette

**Asking Price Of: £650,000**

Set within a Victorian town house, this maisonette with private front and back patios is being offered to the market chain free. With its own private front door and an entrance hall that splits the apartment between its open plan kitchen / living room entertaining space and the privacy of the bedrooms, this flat offers a flexible home in the heart of Notting Hill and Bayswater. With the potential for variety of layouts and renovations, early viewings are strongly recommended.



- Two bed maisonette
- Period conversion
- Two patios
- Potential to refurbish
- Walking distance to Portobello Road
- Walking distance Hyde Park

With Bayswater and Royal Oak stations within walking distance as well as having Paddington Station nearby, the flat offers an amazing base from which to explore all of London. Thanks to the world famous Portobello Road and Hyde Park on the doorstep, there is an amazing range of excellent shops, restaurants, and green spaces to enjoy all year round.

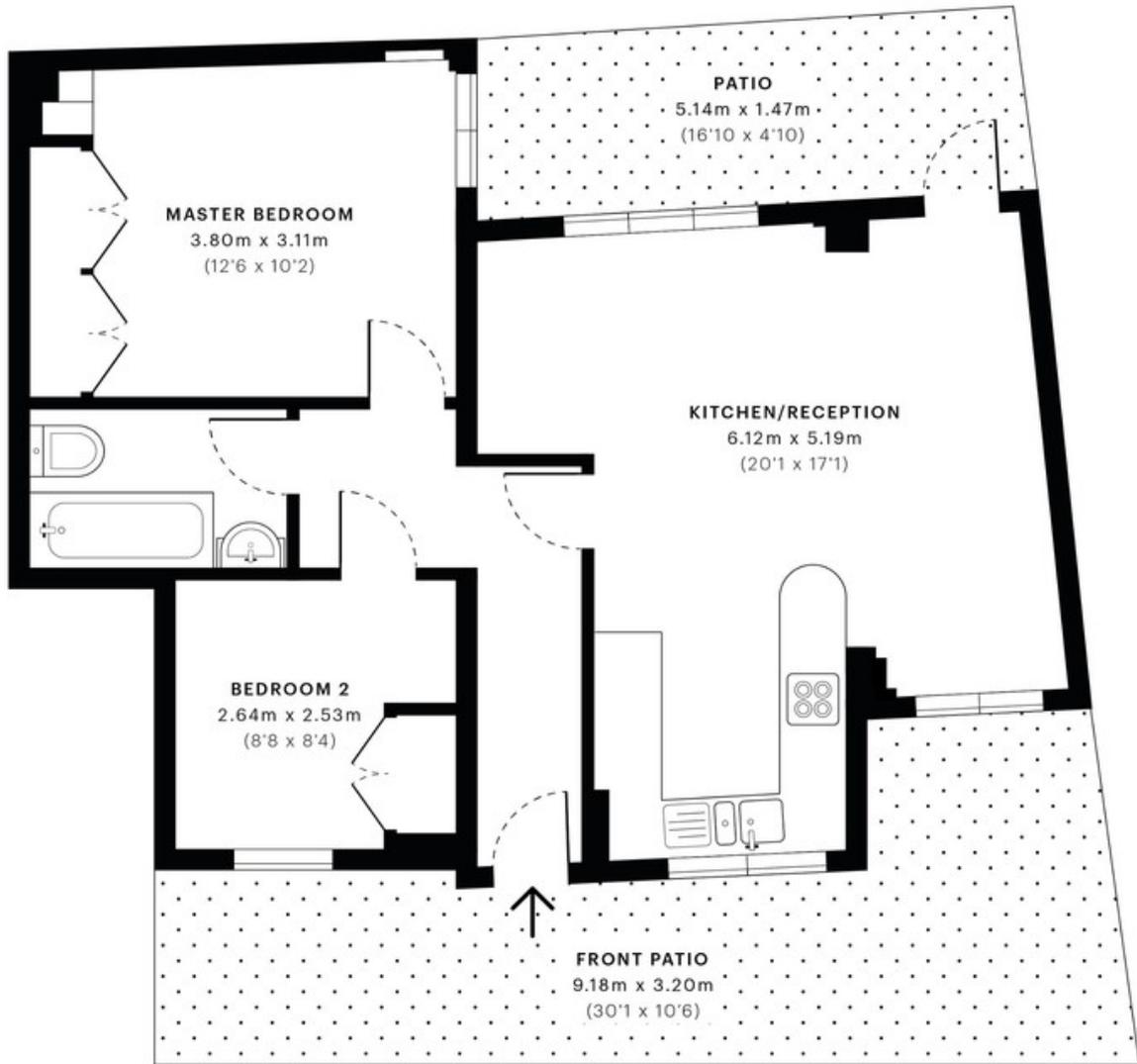


# Alexander Street, W2

CAPTURE DATE  
17/03/2020

LASER SCAN POINTS  
28,811,577

GROSS INTERNAL AREA  
54.8 Sqm / 589.6 Sqft



— Lower Ground Floor



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property.  
**54.8 Sqm / 589.6 Sqft**



**NET INTERNAL AREA (NIA)**  
Excludes walls and external features.  
Includes washrooms, restricted head  
**51.5 Sqm / 554.2 Sqft**



**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
**0.0 Sqm / 0.0 Sqft**



**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
**0.0 Sqm / 0.0 Sqft**



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.



IPMS 3B RESIDENTIAL  
55.2 Sqm / 593.7 Sqft

IPMS 3C RESIDENTIAL  
51.9 Sqm / 558.3 Sqft

SPEC ID  
5e6b7790ae185d0c88820812

Contact us

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# Westways



**Tenure:** Leasehold

**Gross Internal Area:** 590 sqft

**Local Authority:** Westminster City Council  
**Council Tax Band:** C

**EPC Rating:** D

In accordance with the 1993 Misdescriptions Act: The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order. Neither has the Agent checked the legal documents to verify the Leasehold/Freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

