

RUSSELL SIMPSON

A stylish split-level maisonette moments from Royal Oak

WESTBOURNE GARDENS
BAYSWATER W2

Westbourne Gardens

Let

BEDROOMS 2	INTERNAL 1,104 SQ FT 102 SQM	OUTDOOR 85 SQ FT	FURNISHED STATUS Multiple Options
BATHROOMS 2		EPC C	COUNCIL TAX Westminster City, G





The Property

A well cared for split-level maisonette arranged across the third and fourth floors of a period building.

Entering the flat on the second floor, a staircase rises to the principal accommodation on the third floor. Here, an open-plan kitchen, refurbished in 2024, and dining room forms the heart of the home, with wooden floors underfoot and a central island providing further worktop space and informal seating. A blue tiled splashback adds a considered touch behind the cooking area, while the dining space is perfect for entertaining guests. Adjoining is a separate reception room, where high ceilings create a pleasing sense of scale.





The Bedrooms

A staircase continues to the fourth floor, where the principal bedroom benefits from fitted wardrobe storage and its own en suite shower room. Beyond, the second bedroom is well sized with excellent storage, with the second balcony directly accessed from it. This level is also served by a well-appointed bathroom. Both the en suite shower room and bathroom were refurbished in 2025. The property includes two private balconies.



The Neighbourhood

Westbourne Gardens is an attractive residential street of white stucco terraces in the heart of Bayswater, W2. Royal Oak Underground station is a short walk away, with Paddington mainline and Heathrow Express connections also within easy reach. Residents are well placed for the shops and restaurants of Queensway, the boutiques of Westbourne Grove and Portobello Road, and the open spaces of Kensington Gardens, all a few moments' walk away.

Westbourne Gardens, W2

Approx. gross Internal Area

1104 Sq Ft / 102.56 Sq M
(Including 1.77 Sq M of Under 1.5m Area)

Approx. outdoor Area

86 Sq Ft - 8 Sq M

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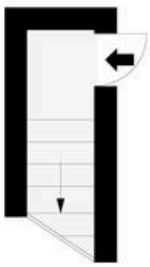
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



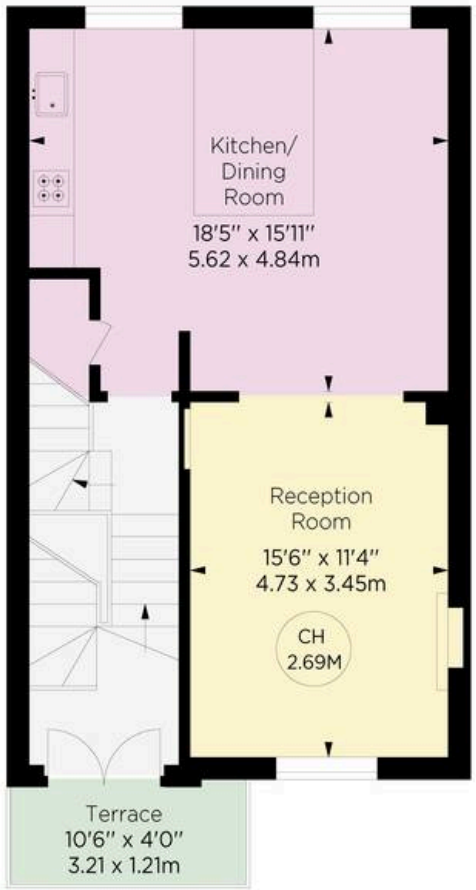
Key :
CH - Ceiling Height

- Under 1.5m

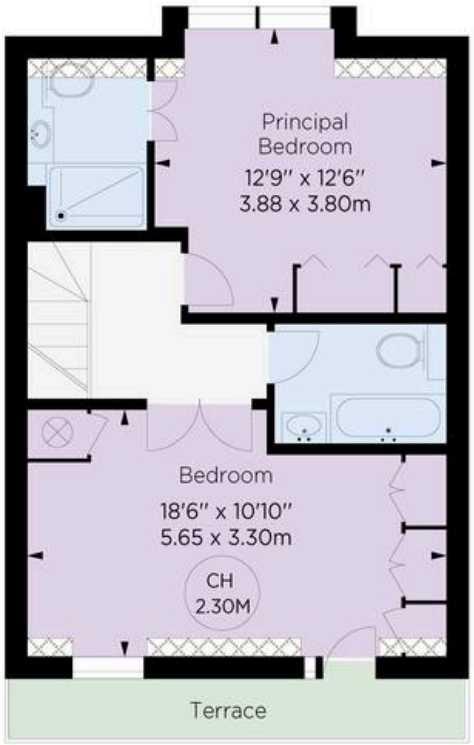
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SECOND FLOOR ENTRANCE



THIRD FLOOR



FOURTH FLOOR

ALEX WINSHIP Photography

Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

MAYGROVE ENTERPRISES

RICS Certified Property Measurer

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