



## **RUSSELL SIMPSON**

Unique three-bedroom duplex flat  
with lofty contemporary interiors to  
rent near Notting Hill

WESTBOURNE PARK VILLAS  
BAYSWATER W2

# Westbourne Park Villas

£1,990 P/W

BEDROOMS 3	INTERNAL 1,653 <small>SQ FT</small>	OUTDOOR 634 <small>SQ FT</small>	FURNISHED STATUS Furnished
BATHROOMS 3	153 <small>SQM</small>	EPC C	COUNCIL TAX Westminster City, G



## The Property

Stylish modern flat on a popular residential street within easy reach of Royal Oak station

The flat has been carefully designed to maximise the sense of space and light. It is presented in good condition, with underfloor heating throughout.

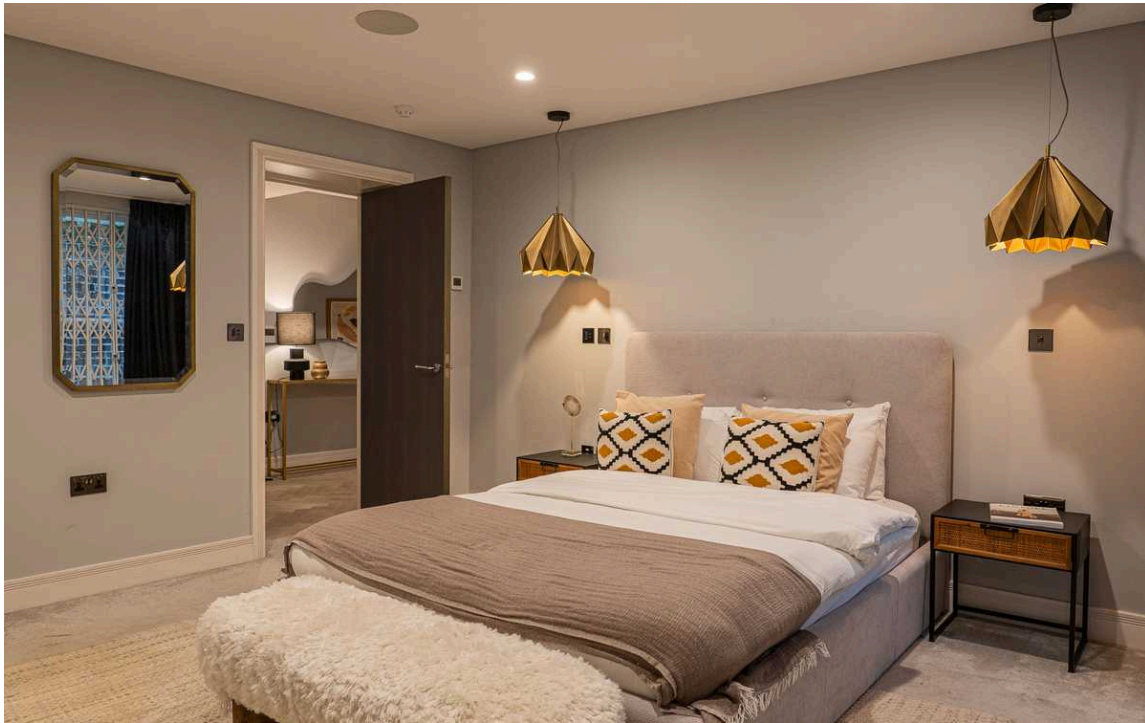


## Indoor Spaces

Stepping into the flat on the ground floor, the front hall flows through to a generous reception room. This includes separate dining and seating areas, as well as an open-plan kitchen. High ceilings, wooden floors and a beautiful fireplace add to the sense of sophistication.







## The Bedrooms

The lower ground floor features three bedrooms. The principal bedroom has an ensuite bathroom with a bath and a walk-in wardrobe. The other two bathrooms are also ensuite, while a guest WC completes this floor.

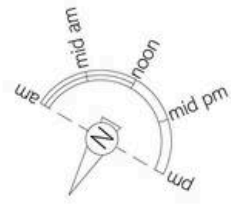




## The Neighbourhood

The property is set back from the street with patios on the ground and lower ground floor giving added privacy.

The flat is located a short walk away from Royal Oak underground station. Furthermore, the many restaurants and shops of Notting Hill are all close, including sought-after streets like Portobello Road, Westbourne Grove and Golborne Road. In addition, the Grand Union canal, with its popular towpath for running and walking, is within easy reach.



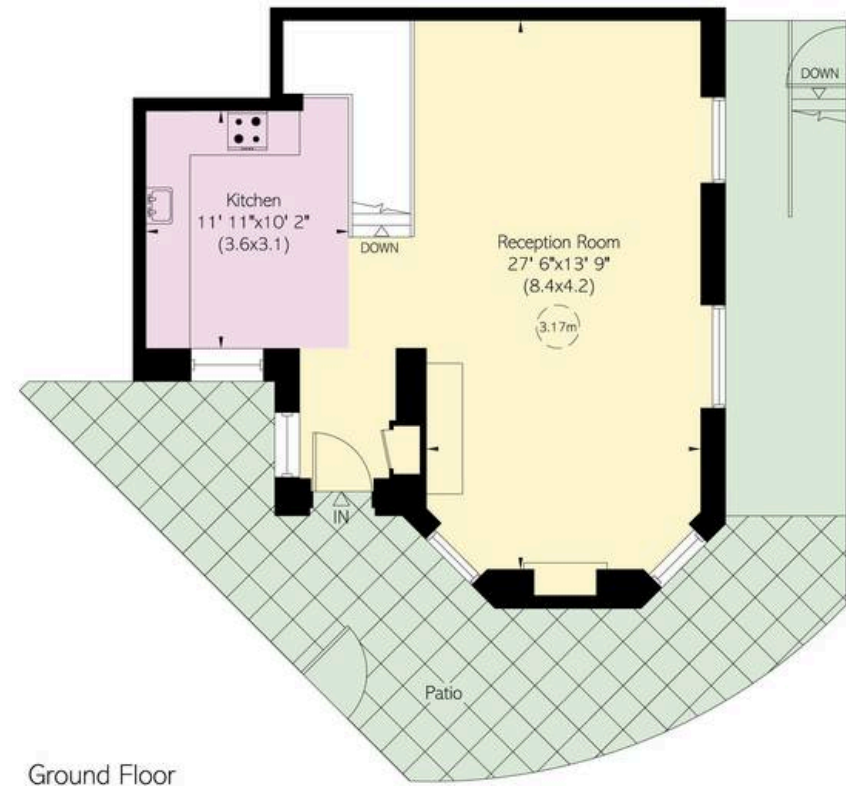
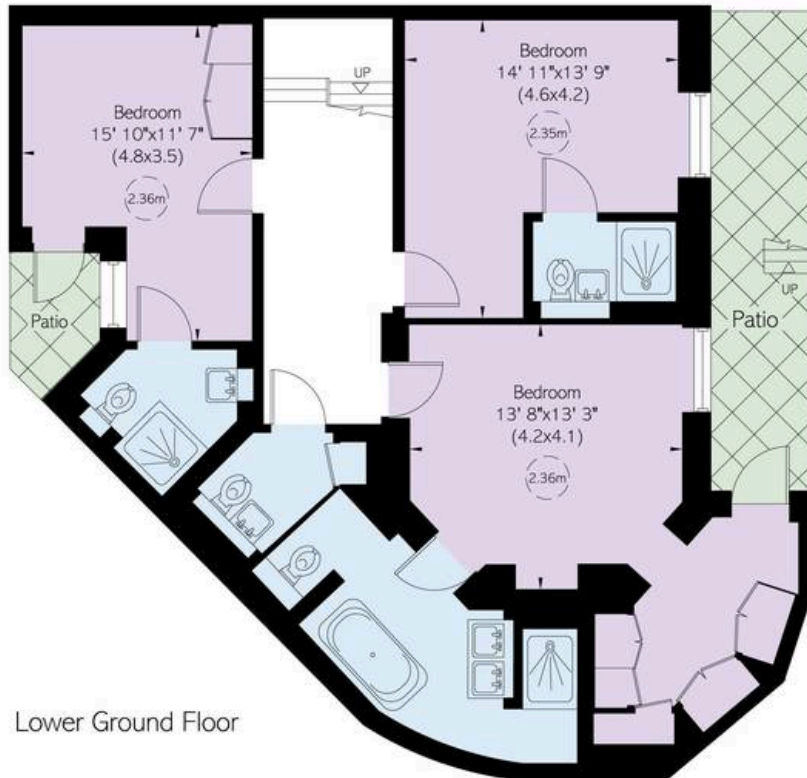
## Westbourne Park Villas, W2

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**Approximate Internal Area**  
1,653 sq ft/ 154 sq m

**Outside Area**  
634 sq ft/ 59 sq m

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.



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