



ALEXANDER STREET, W2

£1,795,000 TO BE ADVISED

AN ELEGANTLY PROPORTIONED, THREE BEDROOM MAISONETTE WITH BEAUTIFUL PRIVATE GARDEN SITUATED ON THIS QUIET TREE LINED STREET.

3 Bedrooms, 1 Reception Room, 1410 Approx Sq Ft

Winkworth

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk

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DESCRIPTION:

A simply stunning three bedroom maisonette in this sought after Notting Hill spot with beautiful private garden. The property is entered on the raised ground floor where a large hall leads to two generously proportioned bedrooms and family bathroom. Both bedrooms have high ceilings and large windows. Double doors from the rear bedroom open to a charming balcony overlooking the rear garden. Stairs lead to down to the lower ground floor where which comprises a reception room leading to the open plan dining and kitchen situated in a wonderfully bright glassed roof extension, with accordion doors leading to the garden. The large master bedroom which is situated on the lower ground floor has an ensuite shower room and access to a lower terrace with two storage vaults. A stand out feature of this wonderful maisonette is the fabulous large private rear garden with paved patio and raised deck area.

LOCATION:

Alexander Street is a quiet tree-lined street, close to Westbourne Grove, with good transport links into the West End and the City.

LOCAL AUTHORITY:

City of Westminster



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Approx. gross internal area
1410 Sq Ft. / 131.0 Sq M.



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, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2019 www.dowlingjones.com 020 7610 9933

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	43
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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