

# CHARMILL

## RESIDENTIAL



### Inverness Terrace, Bayswater, W2

A beautiful four-bedroom house spanning across three floors and presented in excellent decorative order. The ground floor comprises a modern eat-in kitchen with fully integrated appliances and dining area, a spacious reception room and a cloak room. The first floor is host to a bright reception room and large principal bedroom which benefits from built-in wardrobes and an en-suite bathroom. The second floor has a further three bedrooms, one with an en-suite shower room as well as an additional family shower suite.

The property has air conditioning throughout, solid wood flooring, under floor heating and a secure underground parking space. This lovely family home is located in the heart of Bayswater, benefitting from the regeneration of Queensway. This location proves extremely convenient for nearby transport links at Bayswater Station (Circle and District line), Royal Oak Station (Circle and Hammersmith & City line) and Paddington Station (Circle, District, Bakerloo, Hammersmith and City in addition to National Rail services and Heathrow Express) as well as the new Elizabeth line connecting you to Canary Wharf in just 18 minutes.

- Mid-terrace house
- Recently refurbished
- Air conditioning throughout
- Under floor heating
- Solid wood heating
- Underground parking for one car

£1,615



### Inverness Terrace, W2

Total Gross Area: 1899 ft<sup>2</sup> ... 176.4 m<sup>2</sup>

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

