



Westbourne Terrace, W2

£2,250 Per Month

**** All bills included ****

This charming, larger-than-average ground-floor studio has been exceptionally well maintained and offers the perfect opportunity to enjoy prime central London living. Ideally located just minutes from Paddington Station and within easy walking distance of Lancaster Gate, the property also benefits from being only a short stroll from the picturesque Italian Gardens in Hyde Park.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Low energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(11-15) A			(101-105) A		
(16-20) B			(106-110) B		
(21-25) C			(111-115) C		
(26-30) D			(116-120) D		
(31-35) E			(121-130) E		
(36-50) F			(131-140) F		
(51-60) G			(141-150) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
2008/11/EC			2008/11/EC		