

Partially completed luxury family duplex development

| 2,247 sq ft | Private terraces 570 sq ft | Structural works complete | Bespoke finish opportunity |



Flats 1/2, Westbourne Street, London W2 2TZ

“An exceptional partially completed duplex of over 2,200 sq ft with substantial private terraces, offering a unique chance to finish and personalise a high-specification home while benefiting from extensive structural and infrastructure works already in place.”



Front Lightwell



Rear Terrace

Extending to approximately 2,247 sq ft, this impressive duplex residence has undergone a significant programme of architectural and structural transformation, combining two apartments into a single substantial home designed for modern luxury living. The most complex phases of construction have already been completed, providing an exceptional foundation from which the final interiors can be tailored to individual taste.



Lower Ground Floor Living Room

The lower ground floor has been dramatically enhanced through the lowering of the structural slab, increasing ceiling heights by approximately 400mm and creating a far greater sense of volume and comfort. Conceived as a private retreat, this level offers the potential for a magnificent principal bedroom suite with dressing areas and spa-style bathroom, together with additional bedrooms and a dedicated gym or wellness space. Large flush walk-on rooflights, positioned within the terrace above, introduce natural light deep into the interior while maintaining the clean architectural lines of the external space.



Proposed Lower Ground Floor Plan

Gross internal Area: 1297 sq ft

Private External Area: 64 sq ft



Ground Floor Living Room

Above, the ground floor provides elegant reception and kitchen areas ideally suited to both entertaining and everyday living. Generous openings and oversized architectural doors enhance the sense of scale throughout, the rear living areas flow directly onto an impressive rear terrace of approximately 510 sq ft with the potential of making the main living and kitchen areas also access the terrace directly via a glass bridge across the lower rear light well. The substantial outdoor space offers a rare private setting for dining, entertaining and landscaped planting.



Bedroom 2

Behind the scenes, the property benefits from an extensive programme of infrastructure upgrades, including independent below-ground drainage, comprehensive basement waterproofing with warranty, and underfloor heating throughout the lower ground floor. Significant first-fix electrical, lighting and audio-visual installations are already in place, enabling the integration of sophisticated smart home technology and modern environmental systems.



Bedroom 2 Ensuite



Master Bedroom

The design vision includes luxurious bathrooms finished with large-format porcelain, brushed gold fittings and elegant full-height glazing, with provision also made for bespoke joinery, intelligent lighting which is wired as available plans but can easily be altered as ceilings are still open. Optional air conditioning throughout the principal rooms can be hidden within joinery designs to be agreed with purchaser.



Master Bedroom Ensuite

With approximately £320,000 of works remaining to completion, primarily relating to services, interior finishes and final installations, the property presents a rare opportunity for the incoming owner to personalise the final design while avoiding the disruption and uncertainty of major structural construction. Importantly, a design and construction team familiar with the project are available to continue the works, offering a seamless route to completion in accordance with a revised specification should the purchaser wish.

Combining generous proportions, impressive natural light and valuable private outdoor space, this exceptional residence presents a remarkable opportunity to create a distinguished contemporary home tailored entirely to individual vision.

SCHEDULE OF ACCOMMODATION:

Gross Internal Area **2,247 sq ft**

Lower Ground Floor **1,297 sq ft**

- Principal bedroom suite with dressing area and ensuite
- Two additional bedrooms one with ensuite
- Gym / dressing room
(Potential for family bathroom)
- Large lounge/media room with ensuite shower and kitchen

Ground Floor **950 sq ft**

- Reception / living room
- Kitchen / dining room with potential rear terrace access
- WC / Wet Room or walk in wardrobe
- Living space with mezzanine and direct access to terrace
(Potential to use as 4th bedroom suite)

Outdoor Space **573 sq ft**

- The property benefits from two private terraces totalling over **570 sq ft**. At lower ground floor a terrace that can be accessed from both the master and guest bedrooms which accesses the gym area with potential to install a hot tub or sauna. At ground floor a substantial rear terrace designed as an extension of the flexible living space, ideal for outdoor dining, planting and entertaining.

COMPLETION & DESIGN OPPORTUNITY

WORKS TO COMPLETE THAT BUYERS CAN CUSTOMISE:

- Option to add 12mm ply or OSB for areas of furniture or where they want to hang paintings.
- Close up walls and ceilings. Choice of finishes post plastering (most finishes possible).
- Choice for lighting system, choice for light fittings and electrical plates
- 40% down payment on rooflights included (27.5k)
- Choice for exterior door design
- Choice for new gas fire with balanced flue
- Choice of system upgrades for mechanical installation
- Install choice of cornices and chandelier roses and all other architectural detail features including wall panelling
- Choice to install invisible doors and linings and/or architraves and panelled doors
- LGF Finishes to floors
- Choice of tiling to bathrooms and sanitaryware
- Rear terrace planting and benches, rear lightwell decking and planting, front lightwell finishes
- Some external finishes
- GF Finishes, Mezzanine and flexible room design and use choices
- Potential to link main GF kitchen to terrace via bridge
- Full AC option
- Joinery and joinery lighting design
- Possible upgrades to AV system and equipment

PLEASE NOTE: The images provided here are computer generated imagery based around the space and internal photos of the space in its unfinished state and applied to those images, thus the images represent a very life like simulation of the actual space and light, however they are not the actual finished product and are provided for design inspiration.