



Porchester Square, W2

£850,000 *Leasehold*

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A wonderfully bright three bed, two-bathroom maisonette with lift access and 24 hour porter.

KEY FEATURES

- 3 Bedroom duplex apartment
- Upper Floor with Lift
- Balcony
- 1121 Sq Ft
- Leasehold



Notting Hill Sales

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A generously proportioned three-bedroom duplex apartment with lift access, porter service and a long lease, ideally positioned in the heart of Bayswater and Queensway.

Extending to approximately 1,120 sq ft, the apartment occupies the second and third floors of a well-maintained purpose-built development. Offering bright, well-balanced accommodation throughout, the property presents an excellent opportunity for a purchaser to update and personalise to their own taste.

The accommodation features a spacious reception room opening onto a separate dining area, a fitted kitchen, three well-sized bedrooms, including a principal bedroom, a family bathroom, and an additional bathroom/WC. Ample built-in storage, good ceiling heights and large windows combine to create a bright and practical living environment.

Additional benefits include lift access, porter service, a lease with approximately 137 years remaining, and the advantage of being offered to the market with no onward chain.

Perfectly situated, the property is moments from the excellent selection of shops, cafés and restaurants along Queensway and Bayswater, while the boutiques and eateries of Westbourne Grove and the vibrant atmosphere of Notting Hill are within easy reach. The area is also undergoing significant enhancement, including the nearby Bishops Quarter regeneration scheme.

Transport connections are superb, with Bayswater (Circle and District lines), Queensway (Central line), Royal Oak (Hammersmith & City line) and Paddington Station (Elizabeth line, National Rail and Heathrow Express) all within walking distance, providing swift access across London and beyond.



MATERIAL INFORMATION

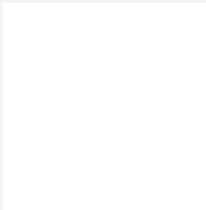
Tenure: Leasehold
Term: 137 year and 0 months
Service Charge: £7100 per annum
Council Tax Band: F (Westminster)
EPC rating: D
Is the property listed: Property is not listed

Utilities:
Electricity – Mains
Water – Mains
Sewerage – Mains
Heating –Communal
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	74 C
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/NHS260207>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





Floor 0



Floor 1



Total
1120.92 ft²
104.14 m²

(1) Finished, above grade

Ext. wall thickness assumed: 6 in/15.24 cm

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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