



**ARMSTRONG, PORCHESTER ROAD, LONDON, W2**  
**£2,750 PER WEEK FURNISHED, UNFURNISHED**

**AN IMPRESSIVE AND LUXURIOUS PENTHOUSE  
APARTMENT WITH MODERN INTERIORS AND A ROOF  
TOP JACUZZI.**

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

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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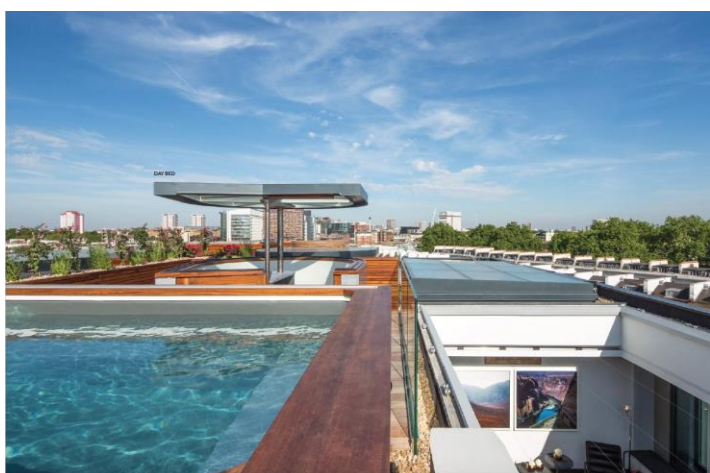
## DESCRIPTION:

This stunning 3-bedroom 3-bathroom penthouse with fabulous lateral entertaining space offering incredible wrap around views is situated on the 4th and 5th floors of a charmingly converted Victorian warehouse. The penthouse apartment has been meticulously designed to provide a combination of features including Barrisol stretched ceilings, a hand-crafted copper kitchen alongside leather parquet flooring to the master bedroom designed by Bill Amberg, and a dramatic, vast open-plan, kitchen, reception and dining area. The true attention to detail in the design is highlighted through the fully concealed Miele appliances, the stunning bathroom suites, Daikin VRV recovery heat pump split system providing heating and cooling to all rooms alongside a thermostatic underfloor heating. The exterior feature of the Armstrong apartment comprises a beautiful private roof terrace and a private 'cedar-clad' Riviera hot tub.

The Porchester Building is an iconic property. Originally constructed for the Great Western Railway and completed in 1907, the building was designed to house the ticket printing department and workforce for the rapidly growing railway companies. Today Porchester Building provides 5 storeys of modern media style offices with 2 new residential floors arranged as just four breath-taking duplex penthouse apartments. The apartment is available furnished or unfurnished for long let and viewing highly recommended.

## LOCATION:

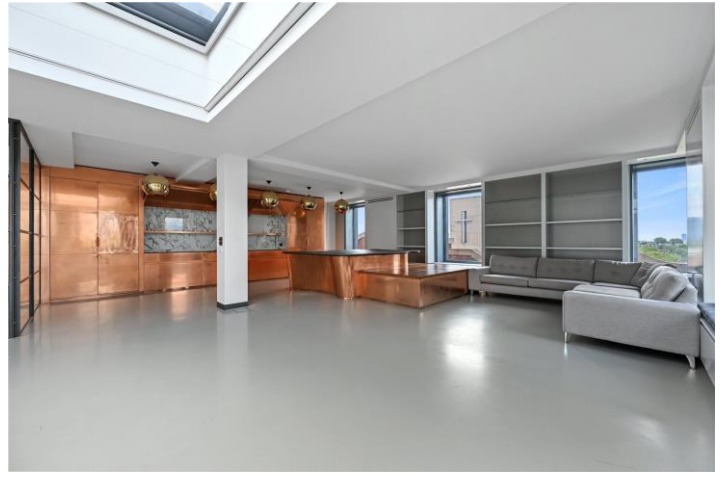
Ideally located within a short walk to the beautiful setting of Hyde Park and is within easy access to Royal Oak underground station (Hammersmith & City and Circle lines) Bayswater Underground station (Circle and District lines) and Queensway (Central line). Located moments away from Queensway and Westbourne Grove, the fashionable and superb selection of shops, boutiques, bars, restaurants, cinemas and The Porchester Centre (100m away) which offers swimming pool, spa, gym, Turkish bath and a library.



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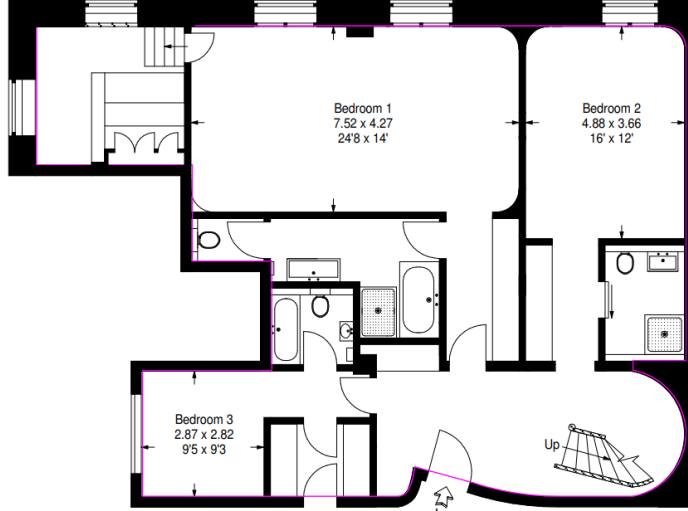
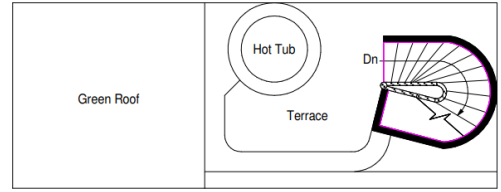
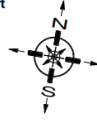
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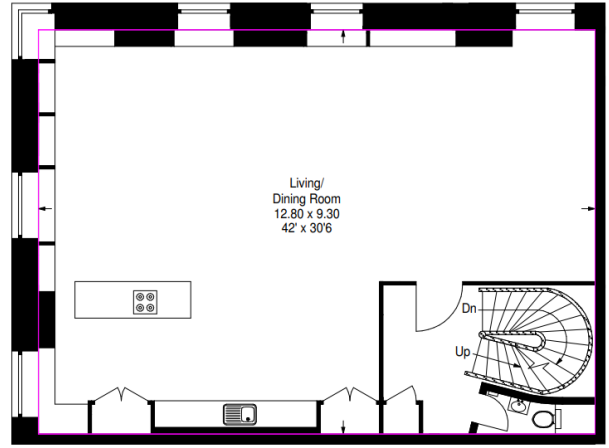
## Porchester Road, W2

Approximate Gross Internal Area : 255 sq m / 2741 sq ft  
 Approximate Gross Internal Area Fourth Floor : 129.97 sq m / 1399 sq ft  
 Approximate Gross Internal Area Fifth Floor : 119.93 sq m / 1291 sq ft  
 Approximate Gross Internal Area Sixth Floor : 4.73 sq m / 51 sq ft

DRAFT



Fourth Floor



Fifth Floor

Roof Terrace

Illustration for Identification Purposes Only. Not to Scale.

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.

**Deposit:** £14,750.00

**Holding Deposit:**

**Council Tax Band:** G

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		82	83
(54-68) <b>D</b>			
(39-53) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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