



## PORCHESTER SQUARE, BAYSWATER, W2

**£1,400,000 LEASEHOLD**

LOCATED IN W2 - BAYSWATER CONSERVATION AREA, A WELL-PROPORTIONED, THREE BEDROOM DUPLEX MAISONETTE APARTMENT, WITH HIGH CEILINGS, ORNATE CORNICING AND PORTICOED STEPS LEADING TO ITS OWN FRONT DOOR. SET WITHIN A HANDSOME VICTORIAN STUCCO FRONTED BUILDING AND OPPOSITE ONE OF THE MOST BEAUTIFUL GARDEN SQUARES IN BAYSWATER.

Leasehold - About 148 years unexpired | Service charge - About £4,300 per annum | Ground rent - About £75 per annum | Council Tax Band: G

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#### DESCRIPTION:

With high ceilings and an open plan kitchen; this charming apartment has been thoughtfully designed with ground floor accommodation, ideally arranged for entertaining or simply relaxing. The thoughtfully designed ground floor accommodation is complemented below, with three bedrooms, one suited, bathroom, and a generous amount of fitted cupboards. Porchester Square is moments from fashionable districts, such as Westbourne Grove and Notting Hill, as well as the shopping facilities of Queensway and Bayswater. Nearby transport links include Bayswater (Circle and District lines), Royal Oak (Hammersmith and City lines), Queensway (central line) and Paddington Station (Bakerloo, Hammersmith & City, Circle, District lines, Heathrow Express / Elizabeth Line). This property is offered for sale with no upward chain.



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# Porchester Square Bayswater

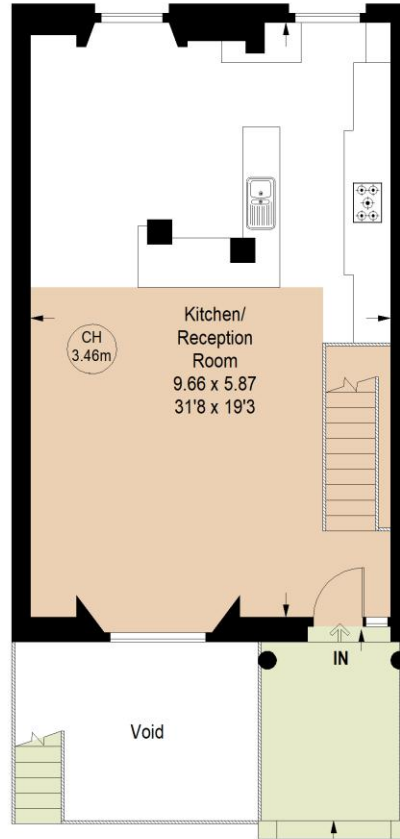
Approximate Gross Internal Area = 118.17 sq m / 1272 sq ft  
(Excluding vault area)



Key :  
CH - Ceiling Height



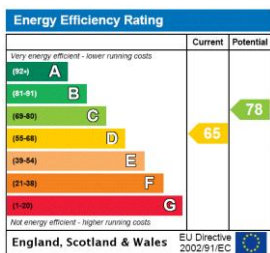
**Lower Ground Floor**



**Ground Floor**

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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.



**Tenure:** Leasehold

**Term:** 148 year and 0 months

**Service Charge:** About. £4,300 per annum

**Ground Rent:** About. £75 Annually (subject to increase)

**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.

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