



PORCHESTER SQUARE, W2
£825,000 LEASEHOLD

LOCATED IN W2, NEAR HYDE PARK, A STUNNING FIRST FLOOR APARTMENT, SET IN A GRADE II VICTORIAN FORMER TERRACED HOUSE.

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

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DESCRIPTION:

With plenty of natural light, the property has been modernised to an exacting standard, whilst retaining a host of period features; including entering the building via a projecting Doric porch, together with, your own bombé balcony, high ceilings and square headed sash windows.

Features of note include; a generous ceiling height within the sitting room, of about 10'11 / 3.3m, a fabulous contemporary bespoke kitchen (with wine fridge), large sash windows overlooking the Square Garden and communal garden to the rear.

LOCATION:

Porchester Square is only a short stroll from Hyde Park and moments from the fashionable districts of Westbourne Grove and Notting Hill, as well as the shopping facilities of Queensway and Bayswater.

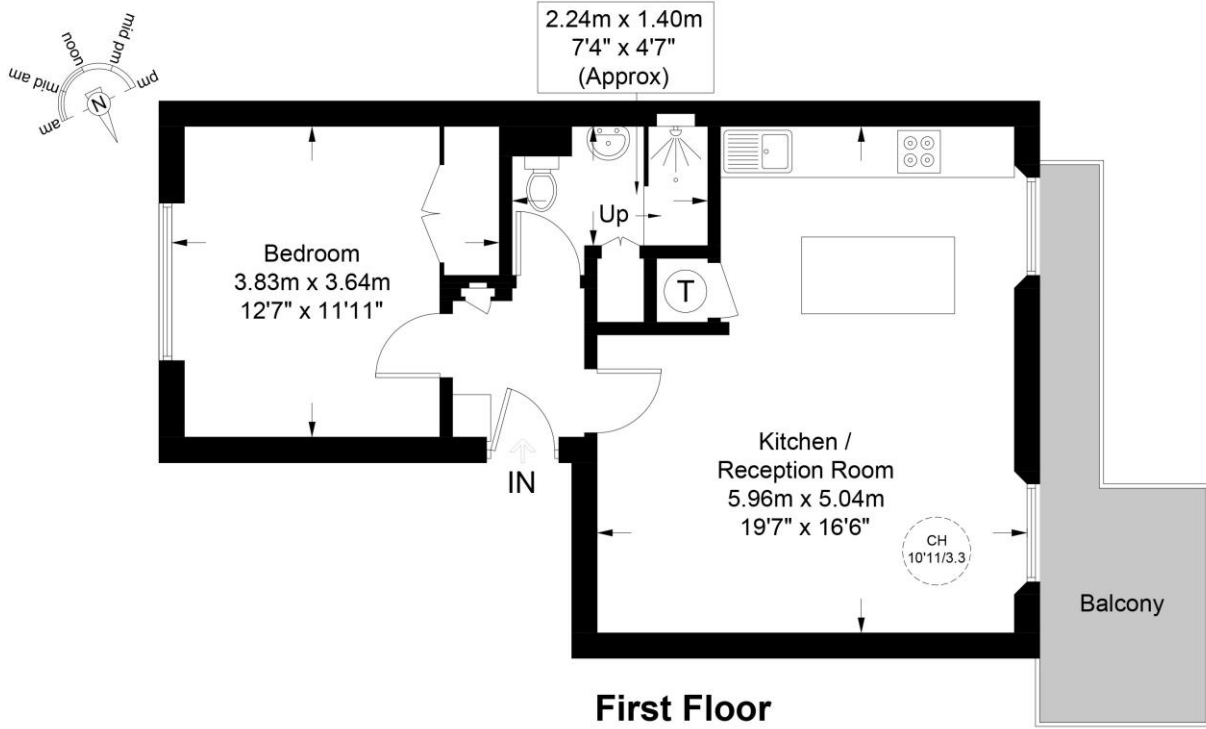
Nearby transport links include Bayswater (Circle and District lines), Royal Oak (Hammersmith and City lines), Queensway (Central line) and Paddington St. (Bakerloo, Hammersmith & City, Circle, District lines, Heathrow Express and the Elizabeth line).





Porchester Square, W2

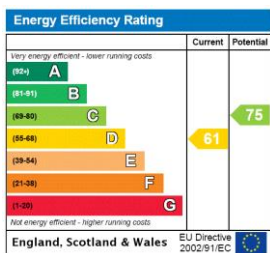
Approximate Gross Internal Area = 513 sq ft / 47.7 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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: 98 year and 3 months

Service Charge: £3400 per annum

Ground Rent: £ 10 Annually (subject to increase)

Council Tax Band:

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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