



## **Porchester Square, Bayswater W2 Flat**

**Asking Price Of: £695,000**

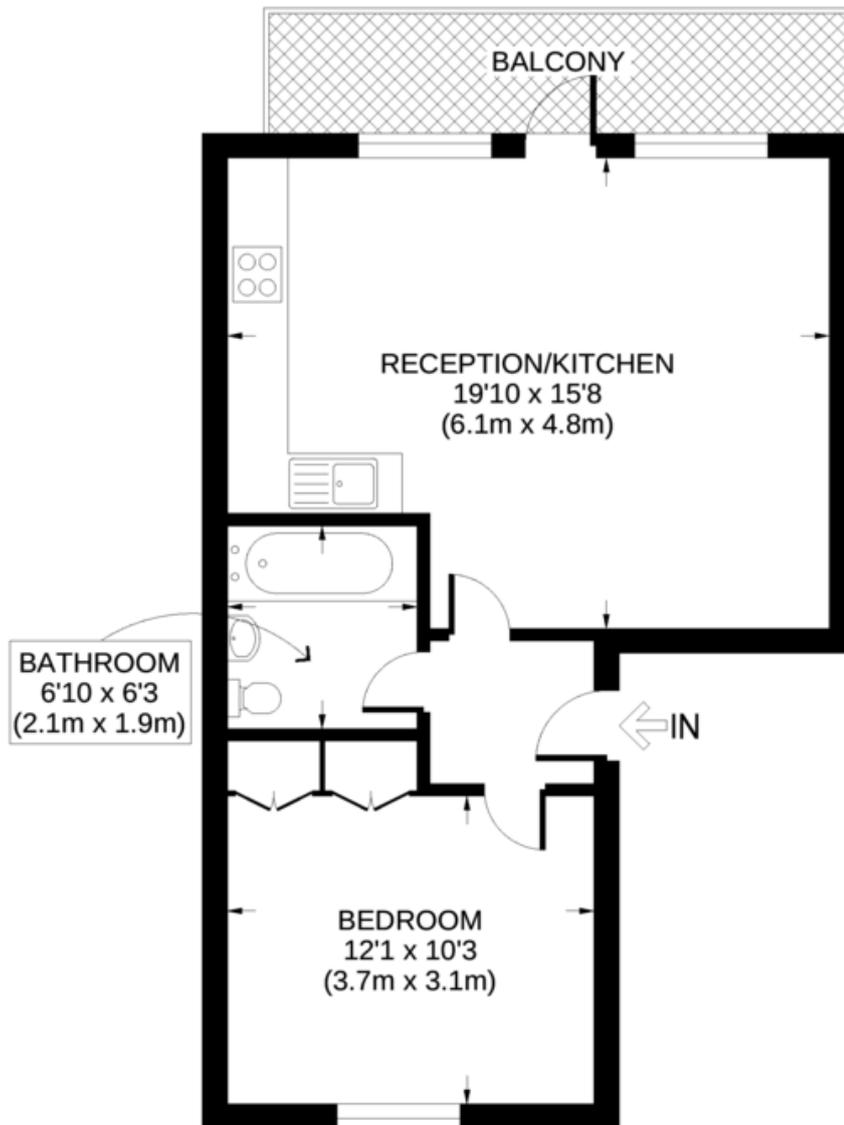
This period, first floor apartment with a private south facing balcony overlooking the gardens of Porchester Square is being offer to the market chain free. Benefitting from classical features, such as the high ceilings and spacious layout, and large windows that flood the apartment with natural light this flat offers a quiet oasis in the heart of Bayswater. With excellent transport links nearby and set on a quiet road, early viewings are strongly recommended.



- One bedroom
- Open plan kitchen, living room
- Period conversion
- High ceilings
- Private south facing balcony
- Close to Paddington Station
- Walking distance to Little Venice and Bayswater

Located between Little Venice and Bayswater, there is a fantastic selection of local shops, restaurants and cafes just on the doorstep to explore and enjoy. With Paddington Station as well as Royal Oak Station both within a short walk, the flat has easy access to all of London and beyond.

# Porchester Square, W2



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 502 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 502 SQ FT /47 SQM

Ref:

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Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Contact us

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# Westways



**Tenure:** Leasehold  
**Lease Remaining:** 88

**Gross Internal Area:** 502 sqft  
**Service Charge:** under £1000 p/a  
**Ground Rent:** £10

**Local Authority:** Westminster City Council  
**Council Tax Band:** D

**EPC Rating:** TBC

In accordance with the 1993 Misdescriptions Act: The agent has not tested any apparatus, equipment, fixtures, fittings or services and se cannot verify they are in working order. Neither has the Agent checked the legal documents to verify the Leasehold/Freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

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