



**PORCHESTER SQUARE, BAYSWATER, W2**  
**£1,000,000 LEASEHOLD**

**WITH VIEWS OVER THE STUNNING PORCHESTER SQUARE GARDENS, A WELL-PROPORTIONED, LIGHT, THREE BEDROOM, TWO BATHROOM DUPLEX APARTMENT, SET ON THE THIRD AND FOURTH FLOOR, WITHIN THIS HANDSOME GRADE II STUCCO FRONTED PERIOD BUILDING.**

Paddington | 020 7467 5770 | paddington@winkworth.co.uk

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



#### DESCRIPTION:

Features of note include; a generous ceiling height within the sitting room, of about 9'6", large sash windows overlooking the Square Garden, an attractive fire place surround and generous amounts of storage cupboards within the apartment. This recently decorated apartment is for sale chain free and is available for immediate occupation. 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).

LEASEHOLD: ABOUT 174 YEARS REMAINING | SERVICE CHARGE: ABOUT £3,000 P.A | GROUND RENT: PEPPERCORN | COUNCIL TAX BAND: F



**Winkworth**

for every step...



**Winkworth**

for every step...

# Porchester Square

Approximate Gross Internal Area = 109.5 sq m / 1179 sq ft

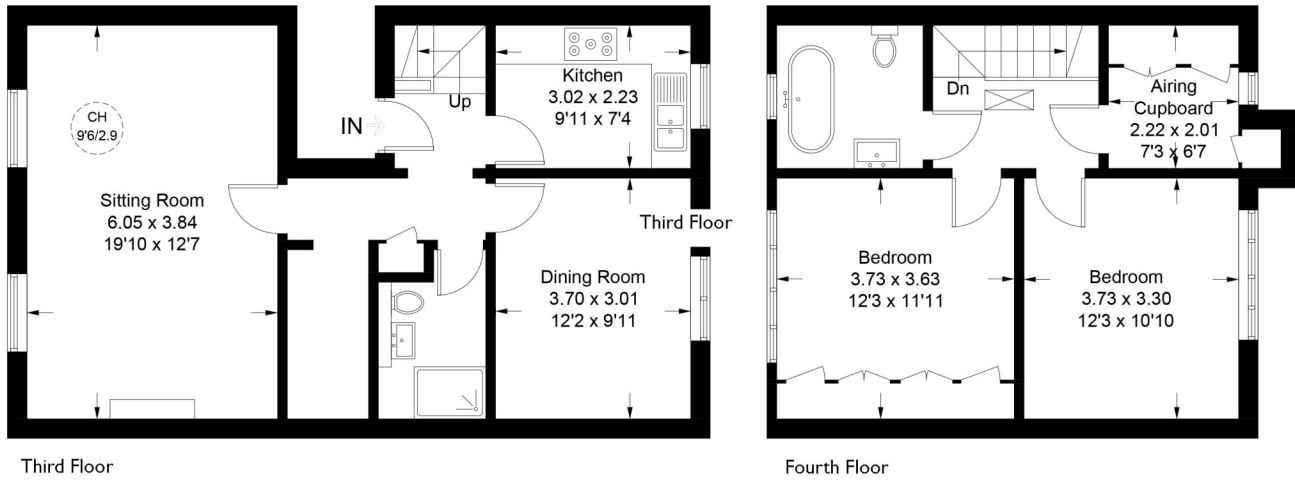


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID961038)

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.

Paddington | 020 7467 5770 | paddington@winkworth.co.uk

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.