



PORCHESTER SQUARE, W2
£1,250,000 LEASEHOLD

Winkworth



PORCHESTER SQUARE, W2

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.

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.

Leasehold - About 146 years unexpired

Service charge - About £4,300 per annum

Ground rent - About £75 per annum

Council Tax Band: G



LOCATION

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.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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