

Porchester Square
Bayswater, W2

£550,000

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HOMESITE

A delightful first floor apartment with a private balcony & overlooking communal gardens

FULL DETAILS

A delightful first floor apartment with high ceilings, wooden floors and balcony overlooking beautiful communal gardens. Located in this conveniently located building with a period facade, porter and lift. The property is offered in very good condition and has the added bonus of excellent storage throughout along with an additional mezzanine sleeping / storage area. Situated moments from the vast amenities of Westbourne Grove and Queensway along with excellent transport links including the Heathrow Express and over three different tube stations (Circle, Central, District & Hammersmith & City lines). It is also in close proximity to the exciting new Whiteleys regeneration which promises to make the area an even more vibrant destination in West London. Hyde Park and Kensington Gardens are also a short walk away.

PROPERTY FEATURES

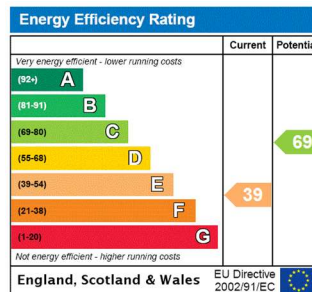
- First Floor in a Period Conversion
- Wooden Floors and High Ceilings
- Double Glazed Sash Windows
- Private Balcony with views over communal gardens
- Excellent Storage throughout
- Day Porter and Night Security
- Lift access
- Short Walk to Local Restaurants, Bars & Supermarkets
- approx. 474 sq ft / 44.04 Sqm

PROPERTY INFO

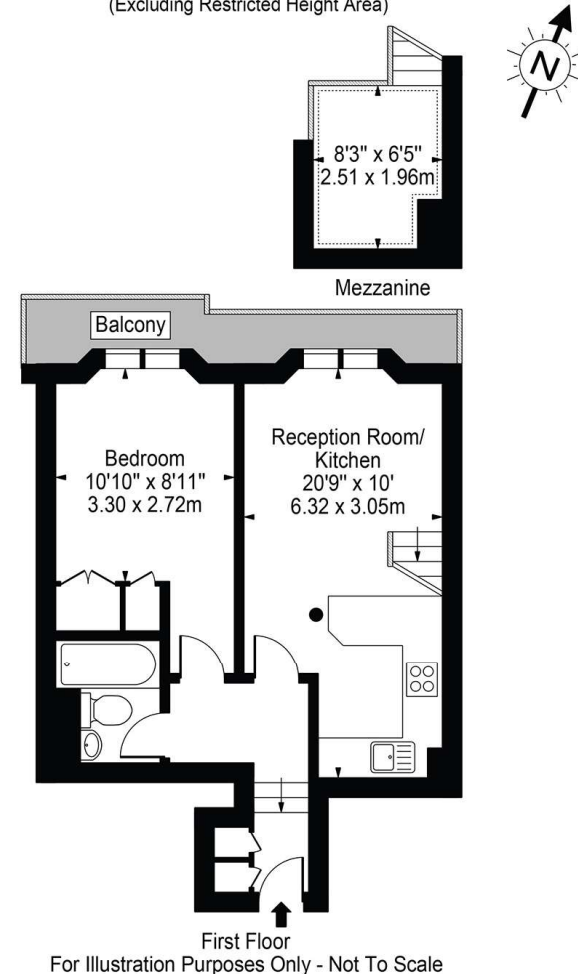
TENURE
Leasehold, approx. 139 years remaining

SERVICE CHARGE
£1253.43 half yearly

GROUND RENT
£60 half yearly



The Colonnades, W2
 Approx. Total Internal Area 474 Sq Ft - 44.04 Sq M
 (Including Restricted Height Area)
 Approx. Gross Internal Area 423 Sq Ft - 39.30 Sq M
 (Excluding Restricted Height Area)



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

*Tenant admin fee: 1 person (£100 + VAT), 2 people (£200 + VAT), 3 people (£250 + VAT), 4 people (£300 + VAT), Referencing: £30 per person, Renewal Agreement fee: £50 (including VAT). Typical deposit equal to 6 weeks rent and rent is paid in advance (normally monthly or quarterly). There will be a check out fee at the end of the tenancy, the price of which will depend on the size of the property. N.B. We have produced these sales particulars as a general guide. It is essential that you check with us before undertaking an inspection. We have not carried out a detailed survey of the property and have not tested the services, appliances or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. All statements in these particulars as to this property are made without responsibility on the part of Homesite. The vendor does not make or give and neither Homesite nor any person in their employment has the authority to make or give any representation or warranty whatever in relation to this property.