



Porchester Square
Bayswater, W2

£599,999

 1  1  Flat/Apartment

HOMESITE

Wonderfully bright one bedroom apartment with a private balcony

FULL DETAILS

A stunning one bedroom apartment offered in excellent condition with lofted ceilings, wooden floors and a private balcony. The apartment is very well laid out and has a very spacious reception room with a modern open plan kitchen. The double bedroom has good storage and an en-suite bathroom, there is also a separate w.c access vis the entrance hall. Located on the top floor of this very popular portered building with lift access and plenty of natural light. The colonnades is superbly located in the heart of Bayswater with a fantastic array of shops, cafes, restaurants and transport links on your doorstep. 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

- Top Floor
- Excellent condition
- Wooden Floors
- Modern open plan kitchen
- En-suite bathroom and separate w.c
- Full of natural light
- Portered building
- approx. 531 sq ft / 49.33
- Council Tax Band C - Westminster City Council

PROPERTY INFO

TENURE
Leasehold 139 years remaining

SERVICE CHARGE
approx. £3600 pa

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	78
EU Directive 2002/91/EC			

The Colonnades

Approx. Gross Internal Area 531 Sq Ft - 49.33 Sq M



Fifth Floor
For Illustration Purposes Only - Not To Scale

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.