

Portsea Place  
Connaught Village, W2

OIEO £500,000

 1  1  Flat/Apartment

**HOMESITE**

## Smart one bedroom apartment with 24hr concierge

### FULL DETAILS

A very smart one bedroom apartment located on the first floor of this very popular building in Connaught Village. Having been tastefully redecorated internally, the property is offered in very good condition with neutral walls and wooden floors. The flat is naturally bright throughout and the double bedroom has good storage. The property also benefits from double glazing and fitted blinds. Portsea Hall is a very well run building with twenty-four hour concierge, CCTV and lifts. Superbly located for the delightful shops and cafes of Connaught Village and a short stroll to Marylebone and Oxford Street. Hyde Park is also close by giving access to its wonderful green open spaces. For transport you have Marble Arch and Edgware Road tube stations along with Paddington rail and tube station which includes the Heathrow Express and Elizabeth line.

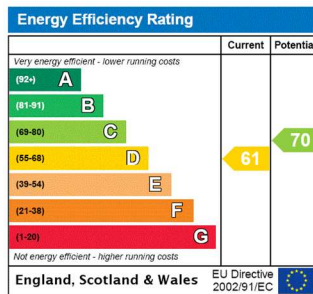
### PROPERTY FEATURES

- Smart One Bedroom Apartment
- Newly Decorated
- Wooden Floors
- Double Glazing
- Approx 569 sq. ft / 52.9 m<sup>2</sup>
- 24 hour concierge
- CCTV
- Council Tax Band D - Westminster City Council

### PROPERTY INFO

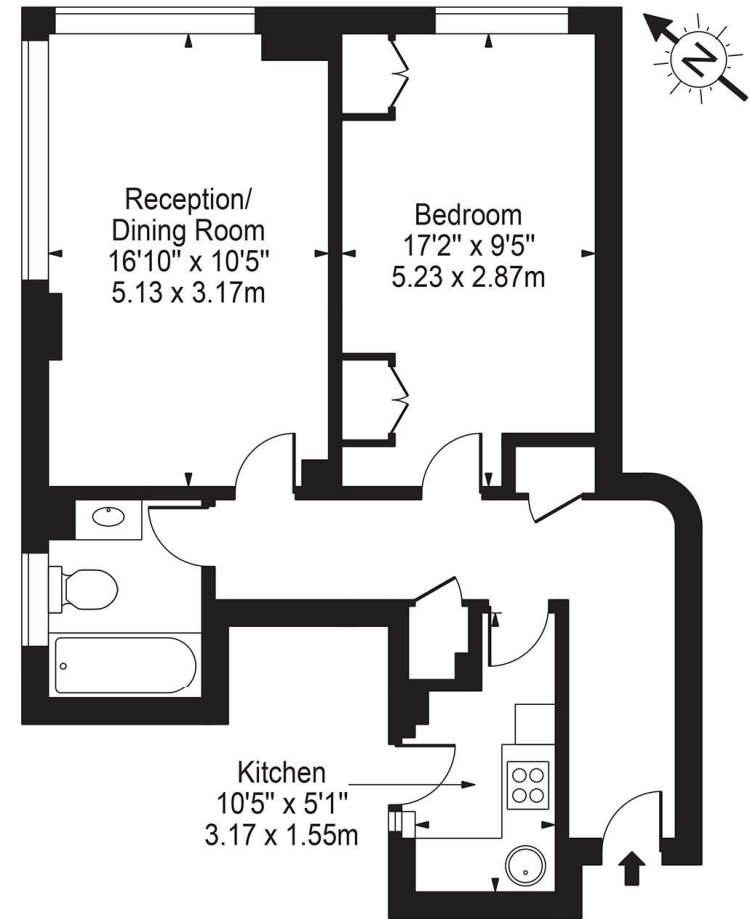
**TENURE**  
Leasehold, approx. 97 years remaining

**SERVICE CHARGE**  
approx. £2371 per 6 months



## Portsea Hall, W2

Approx. Gross Internal Area 569 Sq Ft - 52.86 Sq M



### First 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.