

Porchester Square
Bayswater, W2

£750 per week

 2  2  Flat/Apartment

HOMESITE

Beautiful two bedroom two bathroom apartment

FULL DETAILS

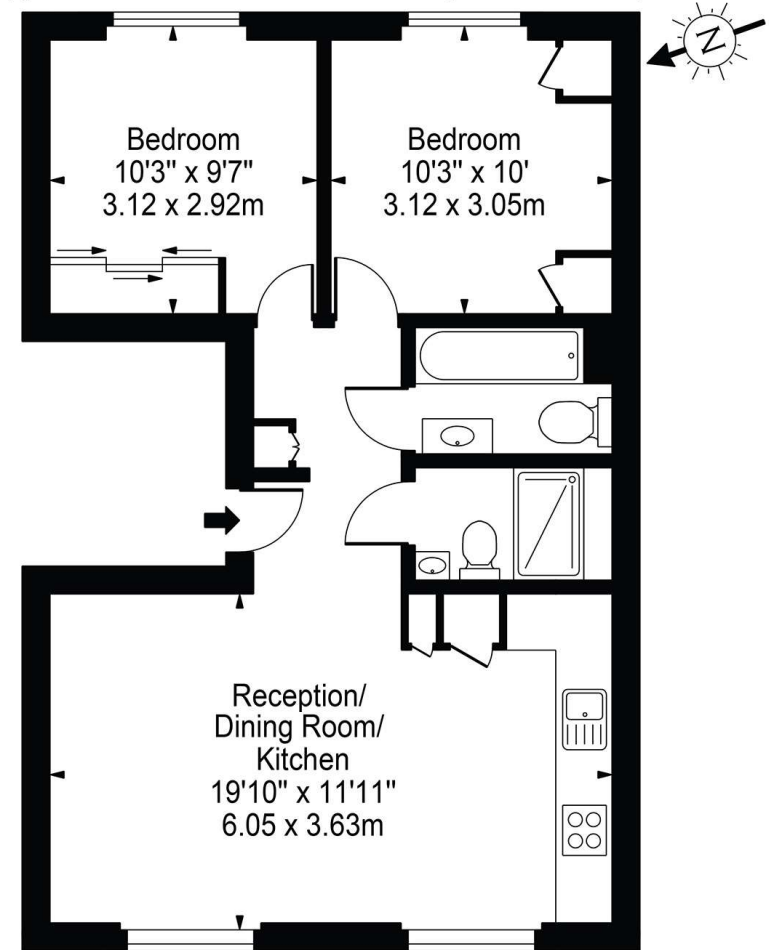
Stunning two double bedroom, two bathroom apartment located in this period conversion in the heart of Bayswater. The apartment is finished to an excellent standard with wooden floors throughout and plenty of natural light. The open plan kitchen / reception room is spacious and both bathrooms are modern. Porchester Square is a short walk from Westbourne Grove and Queensway giving access to a wide variety of shops, cafes, restaurants and transport links. Paddington rail and tube station is also close by including the Heathrow Express and Elizabeth line. Hyde Park and Kensington Gardens are also a short walk away.

PROPERTY FEATURES

- Refurbished to a high standard
- Two Double Bedrooms
- Two Bathrooms
- Wooden Floors throughout
- Open plan kitchen / reception room
- Council Tax Band D - Westminster Council

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		69	79
EU Directive 2002/91/EC			

Porchester Square, W2
Approx. Gross Internal Area 565 Sq Ft - 52.49 Sq M



Third 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.