

Portsea Place
Connaught Village, W2

£525,000

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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.

Leasehold approx. 98 years remaining. Service Charge £2371 per 6 months.

PROPERTY FEATURES

- Smart One Bedroom Apartment
- Newly Decorated
- Wooden Floors
- Double Glazing
- Approx 569 sq. ft / 52.9 m²
- 24 hour concierge
- CCTV
- Council Tax Band D - Westminster City Council

PROPERTY INFO

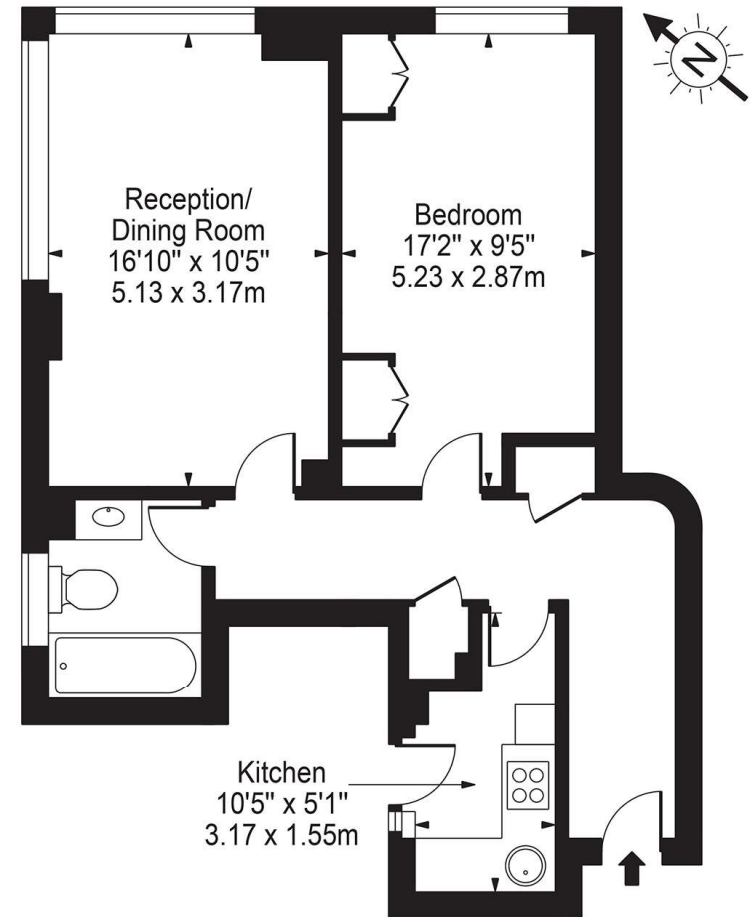
TENURE
Leasehold, approx. 98 years remaining

SERVICE CHARGE
approx. £2371 per 6 months

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Portsea Hall, W2

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



First Floor

For Illustration Purposes Only - Not To Scale

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*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.