



Porchester Gate
Bayswater
W2





This lateral flat is situated on the fourth floor of this highly desirable building with 24 hour concierge, two lifts and parking. All rooms in the flat radiate from the spacious hallway. The large and bright reception room incorporates a formal dining area and leads out to a south facing balcony with room to dine outdoors with south facing views over Kensington Gardens. The principle bedroom with its en suite shower room and built in wardrobes also benefits from a balcony with the same impressive view of the park. Two further bedrooms and an immaculate bathroom are situated on the same floor, and the modern, well equipped kitchen is beautifully presented. The flat has air conditioning and one secure underground parking space.



Situated in one of the most exciting markets in London close to the emerging W2 developments of Queensway regeneration and the imminent arrival of Crossrail, this building is perfectly located for access to Kensington Gardens and Hyde Park, the amenities of Queensway and Connaught Village and excellent transport connections on the Central Line.

Porchester Gate, W2

Approximate Area = 140.6 sq m / 1513 sq ft
(Excluding External Cupboard)
Including Limited Use Area (0.7 sq m / 7 sq ft)



Fourth Floor

Approximate Area = 140.6 sq m / 1513 sq ft
(Excluding External Cupboard)
Including Limited Use Area (0.7 sq m / 7 sq ft)

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2021. Photographs and videos dated November 2021.

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