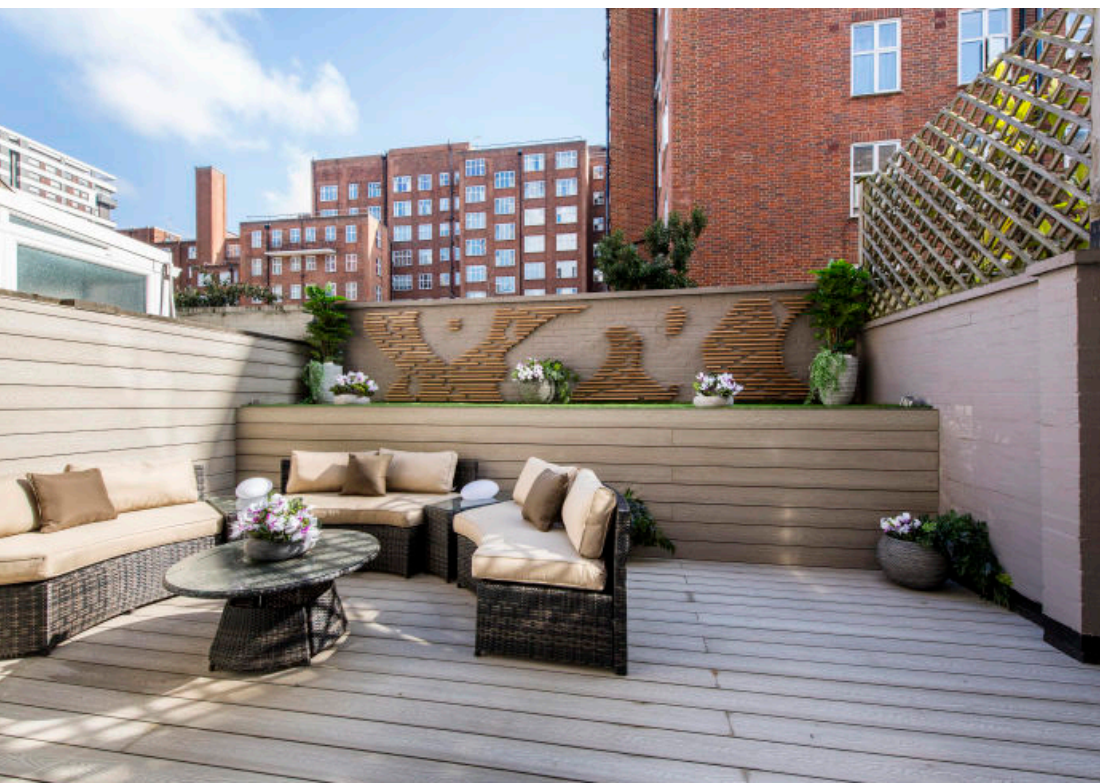




Porchester Place Hyde Park

W2



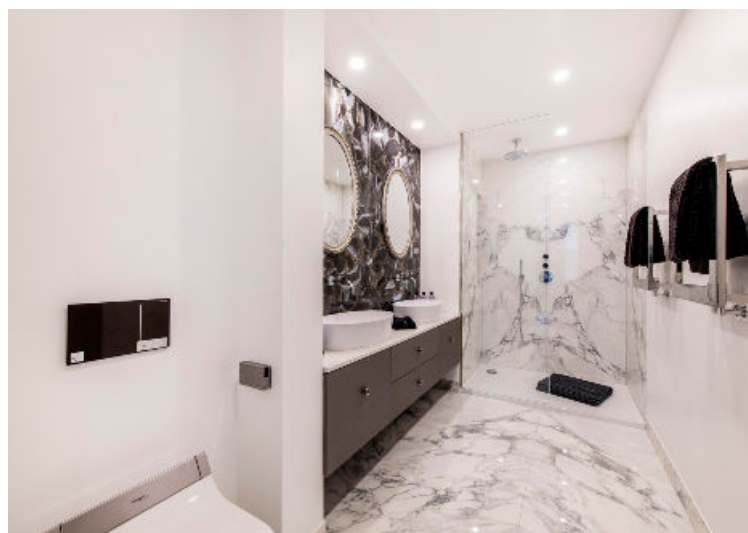


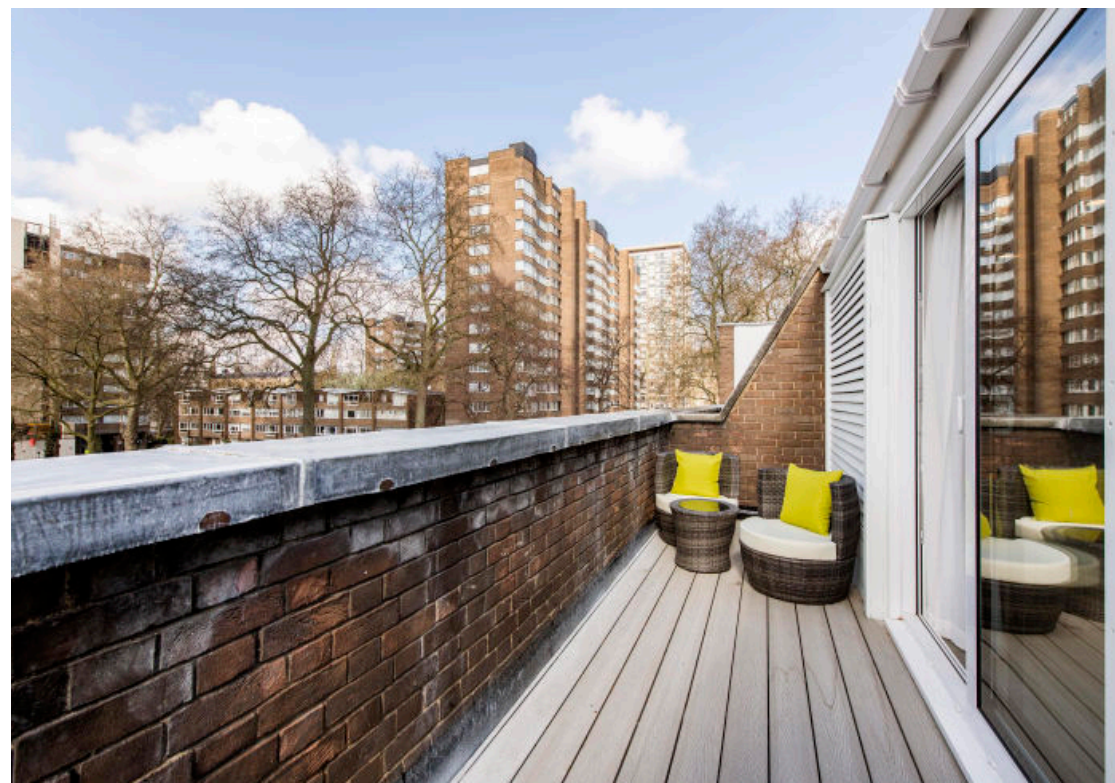
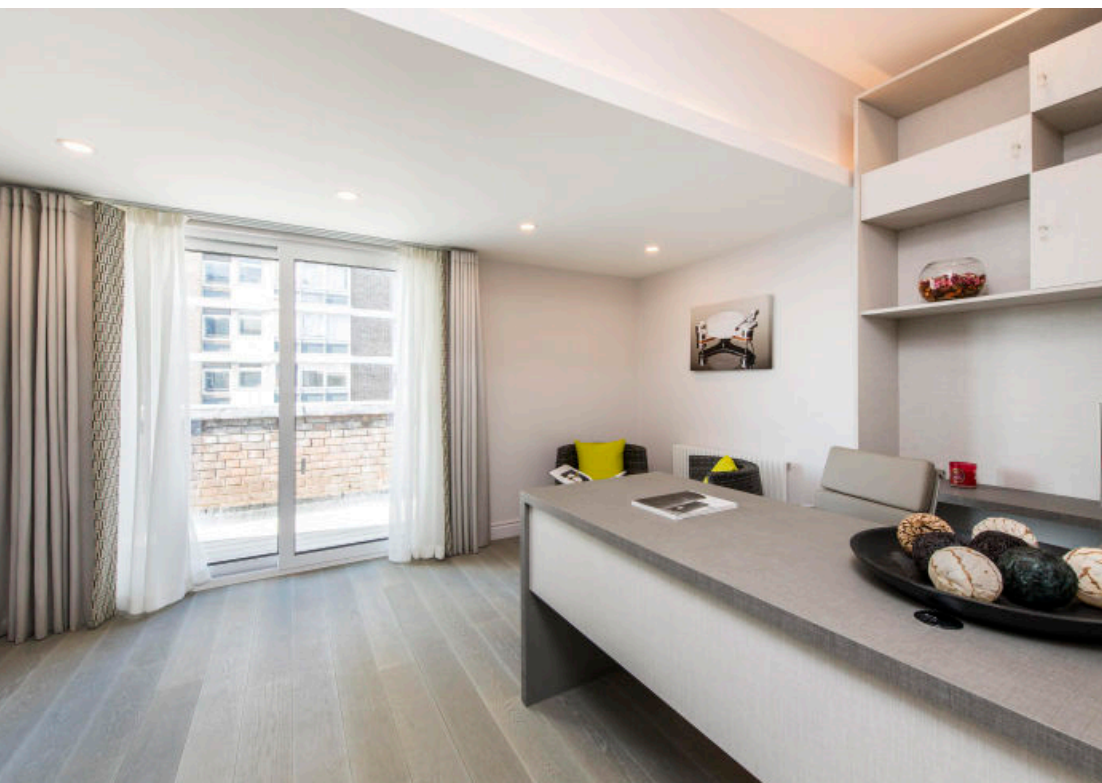
This impressive house has been renovated to a high standard throughout and offers a range of modern features including air conditioning, hardwood flooring and high-end appliances. The entrance hall on the ground floor leads through to a large reception and dining room with bi-folding doors out to a private, landscaped garden. The kitchen is equipped with modern appliances. There is an additional formal reception on the ground floor with a beautiful marble wall with feature lighting. A striking aspect of this home is the uncompromising space provided in each bedroom, with four bedroom suites each benefitting from built-in storage and en suite bathrooms. A fifth bedroom is currently set up as a home office with sliding doors onto a balcony, with an additional shower room and utility space also provided.

The City of Westminster

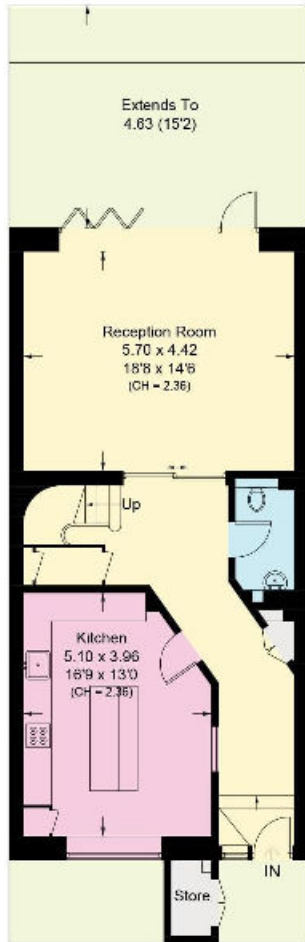
Guide price
£4,850,000

Leasehold

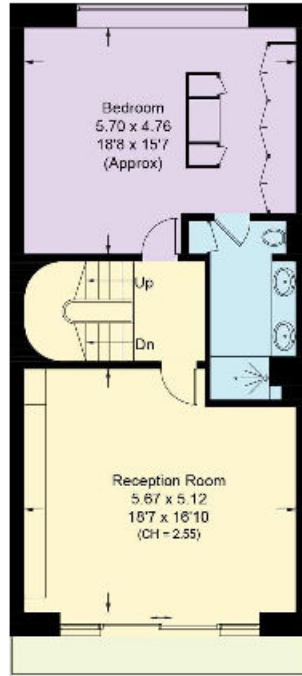




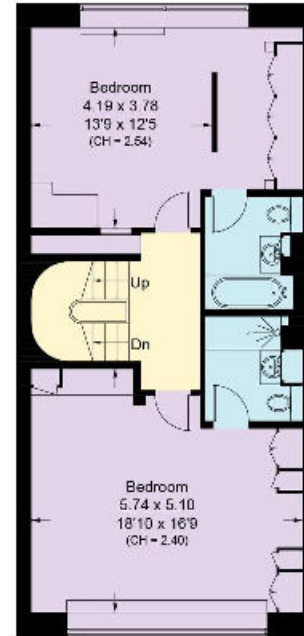




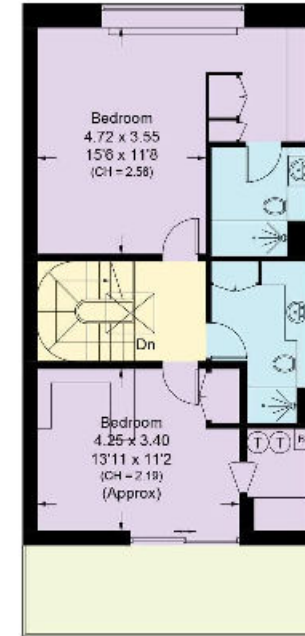
Ground Floor
Approximate Area
71.9 sq m / 774 sq ft



First Floor
Approximate Area
72.3 sq m / 778 sq ft
Including Limited Use Area
(1.4 sq m / 15 sq ft)



Second Floor
Approximate Area
72.9 sq m / 785 sq ft
Including Limited Use Area
(3.1 sq m / 33 sq ft)



Third Floor
Approximate Area
61.7 sq m / 664 sq ft
Including Limited Use Area
(1.2 sq m / 13 sq ft)

Approximate Area - 278.8 sq m / 3001 sq ft
External Store - 1.4 sq m / 15 sq ft
Total - 280.2 sq m / 3016 sq ft
Including Limited Use Area - 5.7 sq m / 61 sq ft
 This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



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Connecting people & property, perfectly.

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 April 2021. Photographs and videos dated April 2021.

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