

Porchester Gate, Hyde Park W2



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A well presented, sleek and modern two double bedroom apartment located in a well maintained, portered building opposite Hyde Park with parking space.

This beautifully presented fourth floor apartment boasts stylish interiors throughout. The entrance hall leads to a large reception room which has ample space for dining and provides access to the first balcony. There is also a separate fully integrated contemporary kitchen with an abundance of cupboard space. The principal suite offers fitted wardrobes and an en suite bathroom with shower cubicle. The second bedroom is a well proportioned double bedroom with both bedrooms having access to their own balconies and there is also a smart family shower room.



Guide price: £2,400,000

Tenure: Leasehold: approximately 961 years remaining

Service charge: £15,000 per annum, reviewed every year, next review 2025

Ground rent: £100 per annum fixed for the remainder of the lease

Local authority: City of Westminster

Council tax band: G





The apartment further benefits from further storage space in the entrance hall, lift access and porter.

Porchester Gate is within easy reach of the West End, Marylebone Village and Notting Hill offering a selection of the best restaurants, bars, shops and theatre London has to offer.

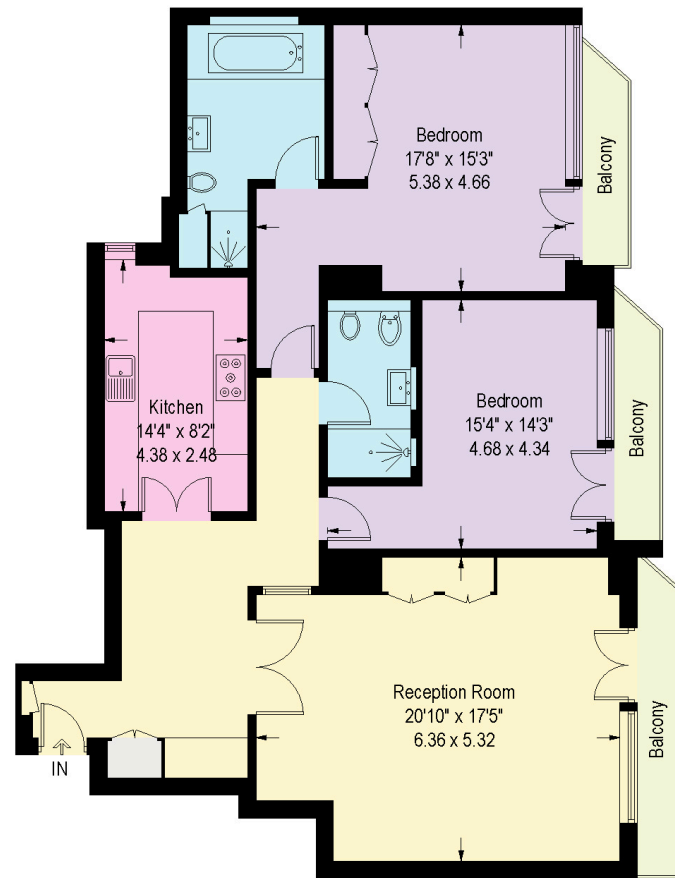
Queensway is moments away from Lancaster Gate underground (Central line) station and Paddington mainline (Network Rail and Heathrow Express) and underground (District, Circle, Bakerloo and Hammersmith and City lines) station as well as the Elizabeth line providing exceptional links to the City and Canary Wharf.





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Approximate Gross Internal Area = 1241 sq ft / 115.3 sq m



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.

Fourth Floor

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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 June 2024. Photographs and videos dated June 2024.

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