



Porchester Square, London W2

£850,000

A beautifully presented three-bedroom, two-bathroom apartment of some 1120SqFt, featuring bright and modern space with a private terrace / balcony. Situated within the sought-after Colonnades development in the heart of Bayswater, the property offers stylish modern living in a prime London location, being nearby to 4 tube stops including Royal Oak, Bayswater and Queensway and Paddington along with a vast array of recreational areas and shopping facilities, Council tax band F, Leasehold 137 years unexpired, service charge approximately £7100 per annum.

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Reception



Balcony



Bedroom 1



Kitchen



Bedroom 2

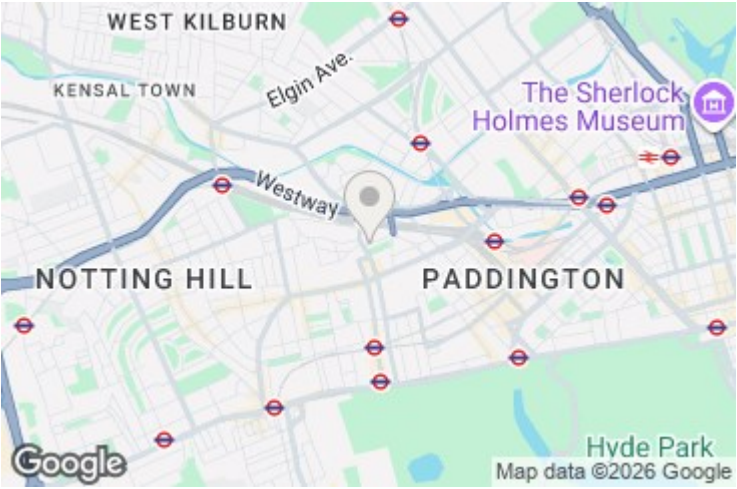


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Bedroom 3



Bathroom 1



Bathroom 2

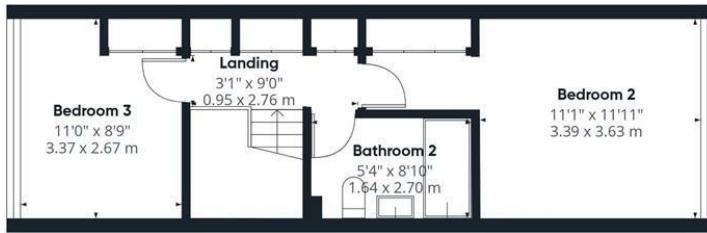


Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Exterior 1



Floor 0



Floor 1



Total
1120.92 ft²
104.14 m²

(1) Finished, above grade

Ext. wall thickness assumed: 6 in/15.24 cm

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Est. 1995

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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.48 cm (centimeters), 1m (one meter) = 3.29' (feet)

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