



A newly refurbished terraced house, located just moments from Hyde Park.

Porchester Place, London, W2

Guide Price: £1,995,000

Leasehold (approximately 28 years remaining)



A newly refurbished terraced house, located just moments from Hyde Park.

Two reception rooms • Separate kitchen • Open plan kitchen • Five bedrooms (3 en suite) • Shower room • Roof Terrace • Garden Patio • Balcony • EPC = D

Local Information

In the heart of Connaught Village, Porchester place is within walking distance of a selection of coffee shops, restaurants and high-end boutiques. Porchester Place is well located to the transport links at Paddington (Heathrow Express) and the central line at Marble Arch.

About this property

This beautifully presented five bedroom home is spread over four storeys and has been recently refurbished to a high standard. Upon entry, the property opens up into a large reception room with a separate fully fitted kitchen and rear patio garden.

The principal bedroom sits on the first floor, boasting its own en suite bathroom and a large balcony stretching the length of the room. The four further bedrooms are also situated on the first and second floors, two of which have en suite bathrooms. There is one further shower room.

The third floor comprises a spacious open plan reception room and kitchen, which opens out onto a large roof terrace.

Tenure

Leasehold (approximately 28 years remaining)

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Mayfair & St James's Office.

Telephone: +44 (0) 20 7578 5100.





Porchester Place, London, W2
Gross Internal Area 2804 sq ft, 260.5 m²


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PORCHESTER PLACE, W2

Approx. gross internal area
2804 Sq Ft. / 260.5 Sq M.
2836 Sq Ft. / 263.5 Sq M.Inc. Reduced Headroom / Store



 All measurements have been made in accordance with RICS code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2019 www.dowlingjones.com 020 7610 9933

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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