

# 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.















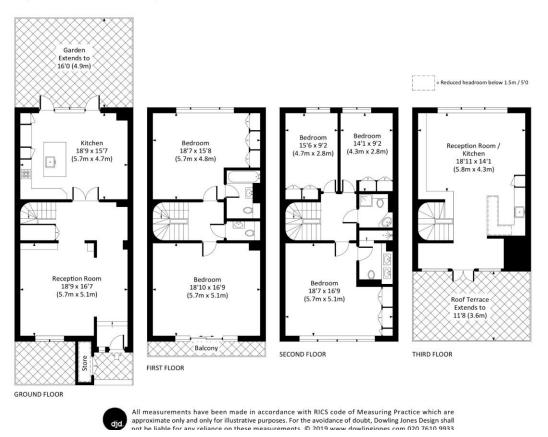


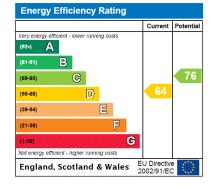


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### PORCHESTER PLACE, W2

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





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