



## **AN IMPRESSIVE THREE BEDROOM APARTMENT SITUATED ON THE SECOND FLOOR OF HYDE PARK TOWERS**

PORCHESTER TERRACE, BAYSWATER, LONDON, W2

**Unfurnished, £1,650 pw (£7,150 pcm)** + £285 inc VAT tenancy paperwork fee and other charges apply.\*

**Available from 15/10/2018**



# AN IMPRESSIVE THREE BEDROOM APARTMENT SITUATED ON THE SECOND FLOOR OF HYDE PARK TOWERS

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**£1,650 pw (£7,150 pcm) Unfurnished**

- Three bedrooms • Double reception room
- Bathroom • Two shower rooms • Guest WC
- Kitchen • Parking

• EPC Rating = C • Council Tax = H

## Situation

0.2 miles from Queensway Underground station (Central Line) and 0.3 miles from Bayswater Underground station (District and Circle Line)

## Description

This three bedroom apartment is situated on the second floor of the Hyde Park Towers. The apartment is light throughout with south-facing windows and views overlooking Hyde Park. The property comprises a double reception room, a fitted kitchen, three double bedrooms with en suite bathrooms and a guest WC. The apartment block has 24 hours porter service and lift access.

## Energy Performance

A copy of the full Energy Performance Certificate is available on request.

## Viewing

Strictly by appointment with Savills.



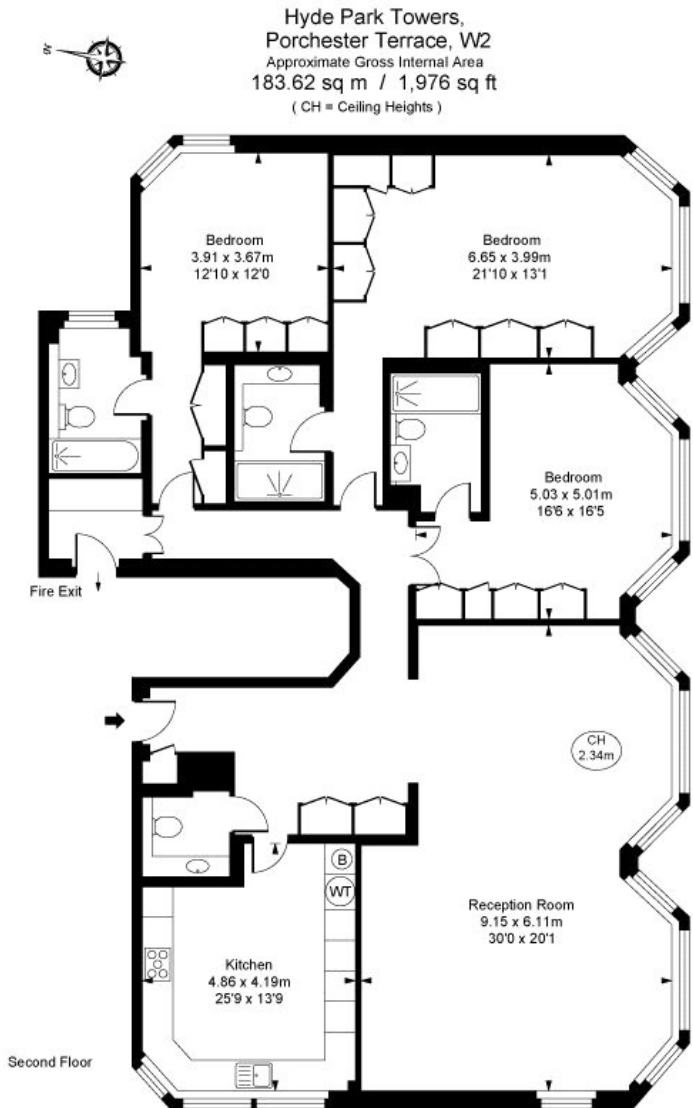


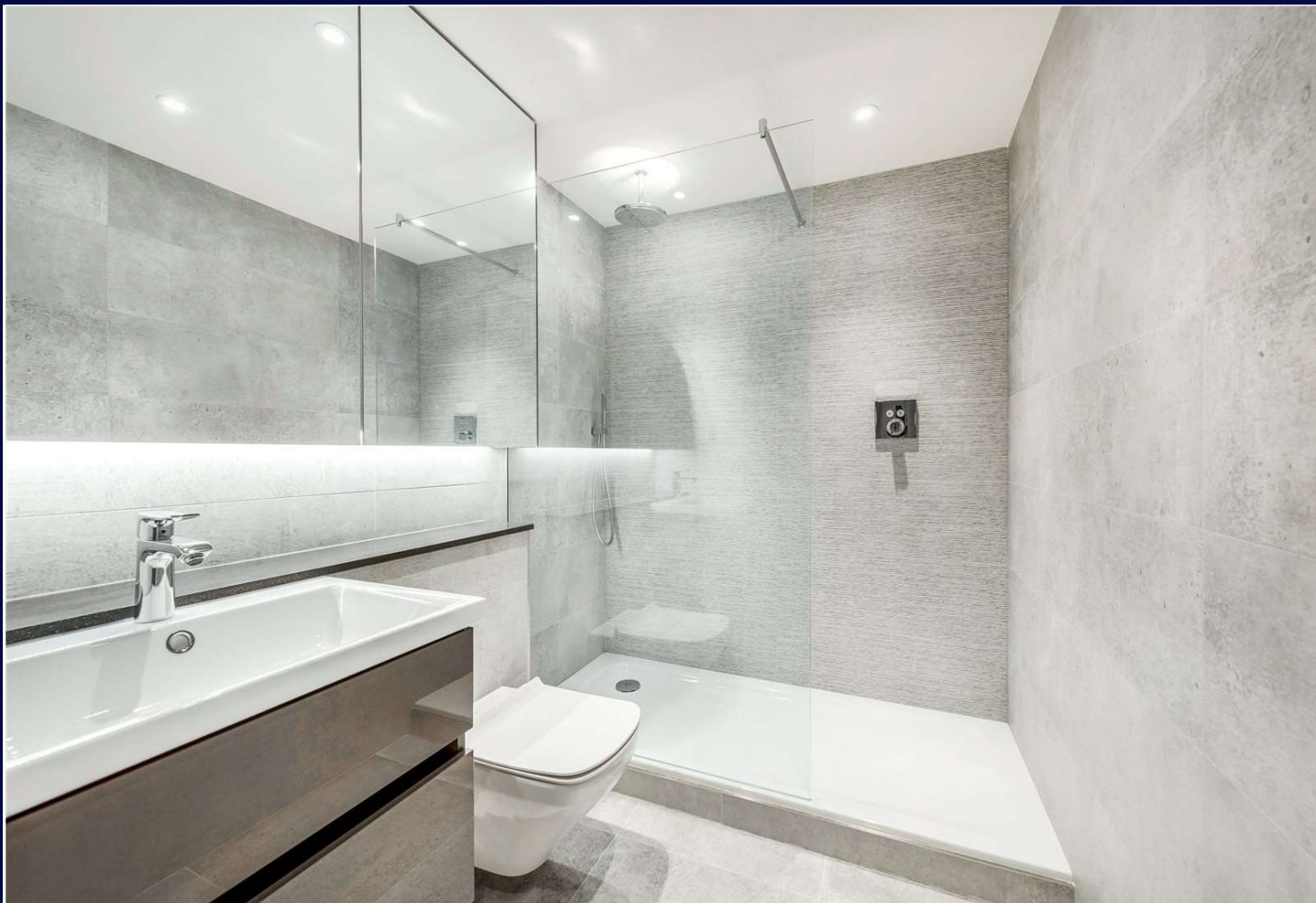
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

# FLOORPLANS

Gross internal area: 1976 sq ft, 183.6 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		





\*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT). £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check in fee – charged at the start of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit [Savills.co.uk/fees](https://www.savills.co.uk/fees). **Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries.** 20180816LRNO

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