

TO LET



samuel estates
Lettings & Sales

The Colonnades, Bayswater, W2

£2,100.00 PCM

 **1**

 **1**


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Property Description

A beautifully presented and bright one bedroom first floor flat set within the highly desirable Colonnades, Porchester Square, W2 6AU. The property boasts a spacious living area, a modern open-plan fully equipped kitchen with dining bench, a stylish bathroom with walk in shower and a large double bedroom with built in wardrobes.

Added benefits include 24 hour concierge service desk, a lovely communal garden, key fob/code flat door entry and double glazed windows throughout. The large open space of Hyde Park is also close by. The property is located a short walk to Paddington & Royal Oak underground station (Circle, Hammersmith & City, Bakerloo, District & Elizabeth line) offering amazing transport links across London. Plenty of superb restaurants, pubs, bars, and shops are all also on your doorstep.

This property is perfect for a single or couple needing space and transport for a comfortable easy living.

Viewings strictly by appointment with Samuel Estates. This property will go fast, contact us now to arrange a viewing.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Material Information

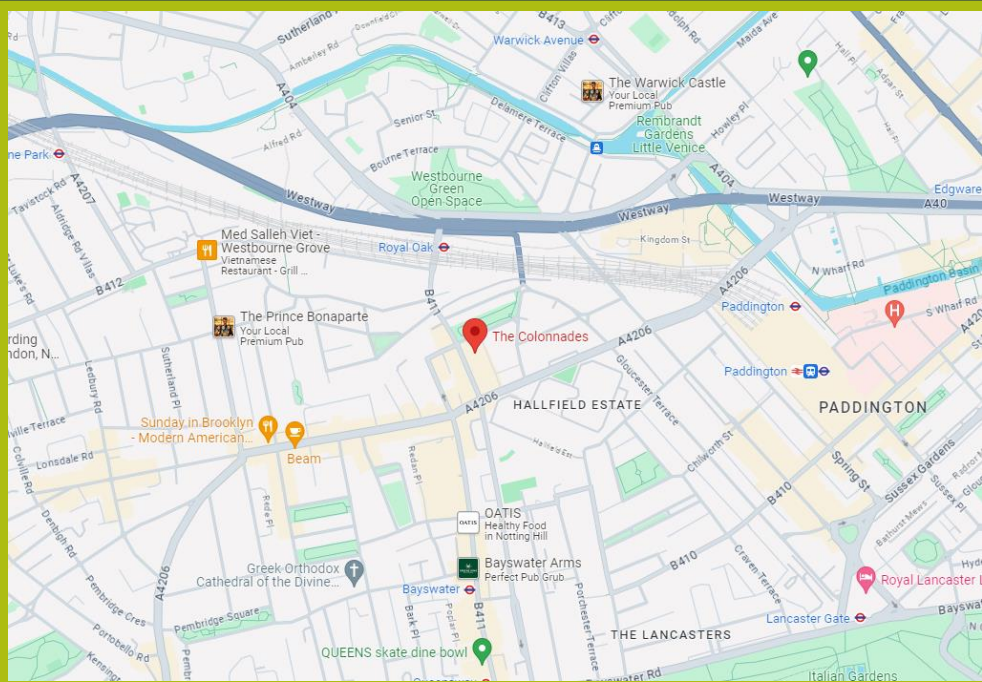
Date Available – 06/07/2024

Holding deposit amount – £484

Security Deposit amount (Five weeks rent) – £2,423.00

Council Tax Band – D

Local Authority – City of Westminster



Property Type

Flat (First Floor)



Construction Type

Brick



Parking

No Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Electric



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

Has the property been flooded in the past five years: NO

Level of Risk: None



Proposed Development in Immediate Locality?

None



The Colonnades, 34
Porchester Square,

Approximate total area⁽¹⁾
413.02 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| 92-100 A | | |
| 81-91 B | | |
| 69-80 C | 74 | 80 |
| 55-68 D | | |
| 39-54 E | | |

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