

ALEXANDER  
STEER

PORCHESTER GATE, W2

£1,500,000

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## PROPERTY FEATURES

- Three Bedrooms, Two Bathrooms
- Stunning, Fully Renovated Apartment
- Long Lease (900+years)
- No Onward Chain
- Opposite Kensington Gardens & Hyde Park
- Portered Block





# PORCHESTER GATE

£1,500,000

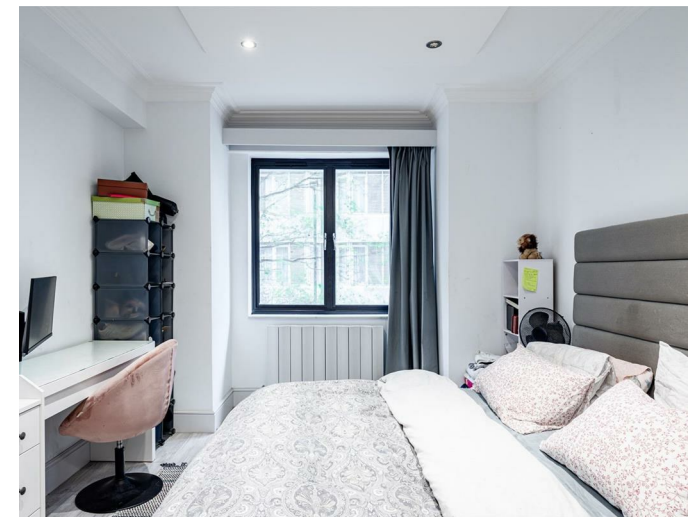
A newly refurbished, spacious, three bedroom apartment situated within a highly sought after and prestigious, portered building opposite the world famous Hyde Park and Kensington Gardens. This stunning apartment offers circa 1,200 sqft (110sqmts) of living space in a wonderful location. A must see for those looking for a home or a London bolthole in one of the cities finest locations.

Arranged laterally, the apartment opens into a spacious hall with plenty of space for coats and shoes before leading through on the left into a large, separate, reception room complete with excellent ceiling height and a feature bay window allowing for lots of natural light. This room also leads round into a further reception space currently used as a dining room by the owners. There are three generous double bedrooms, all of which benefit from their own built in storage and two fully renovated bathrooms with marble tiling and gold accents. The kitchen is separate and fully fitted, complete with matt black cabinetry, elegant gold tones and quartz surfaces. All appliances are high spec and fully integrated. This stunning home is offered to the market with a long lease and no onward chain.

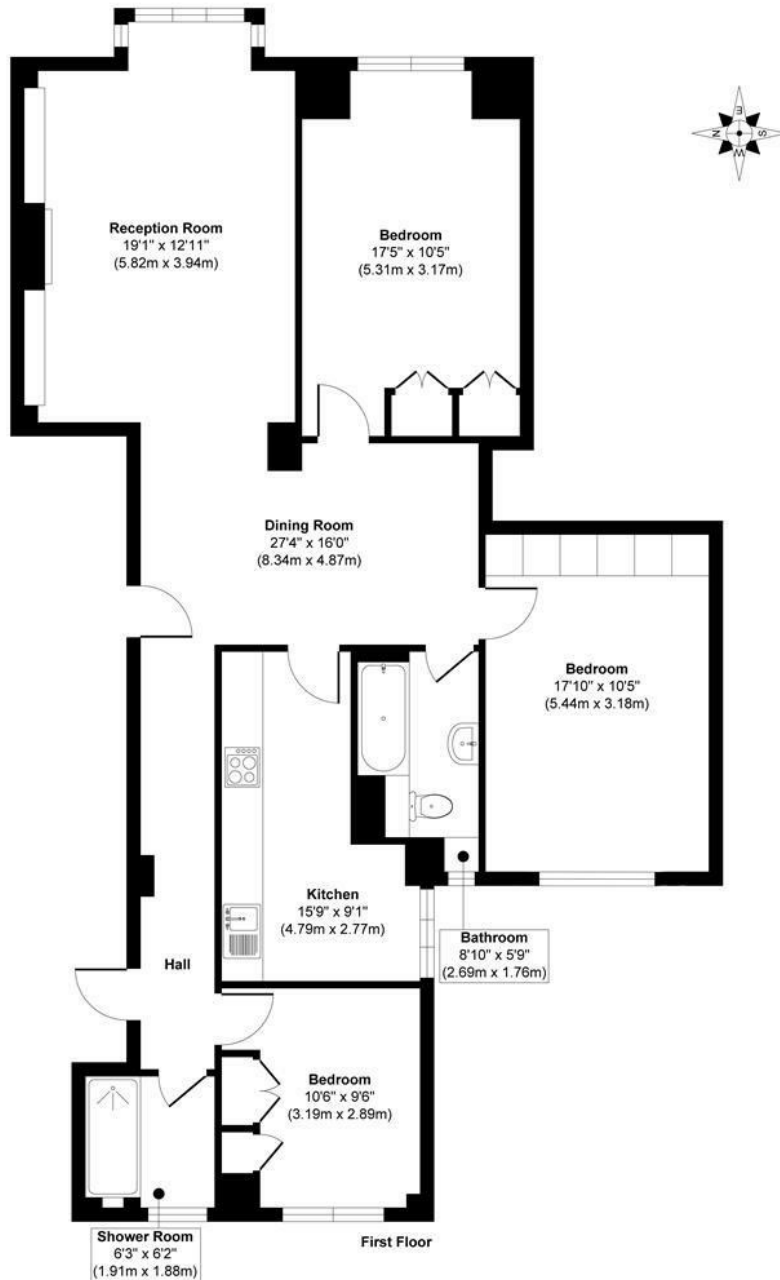
Porchester Gate is a highly sought after and attractive block opposite Kensington Gardens and the world famous Hyde Park. The block benefits from lifts, full portorage and intercom systems. The flat is spoilt for choice when it comes to amenities being only moments from Londons West End, nearby Westbourne Grove and the plethora of independent, eclectic retailers there along with the excellent new developments near Queensway and at The Whiteley. There are brilliant transport links with Queensway Underground (Central Line) less than a minutes walk from the property offering access in and out of the city.











Approx. Gross Internal Floor Area 1175 sq. ft / 109.16 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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Council Tax Band

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

ALEXANDER STEER  
Estate Agents