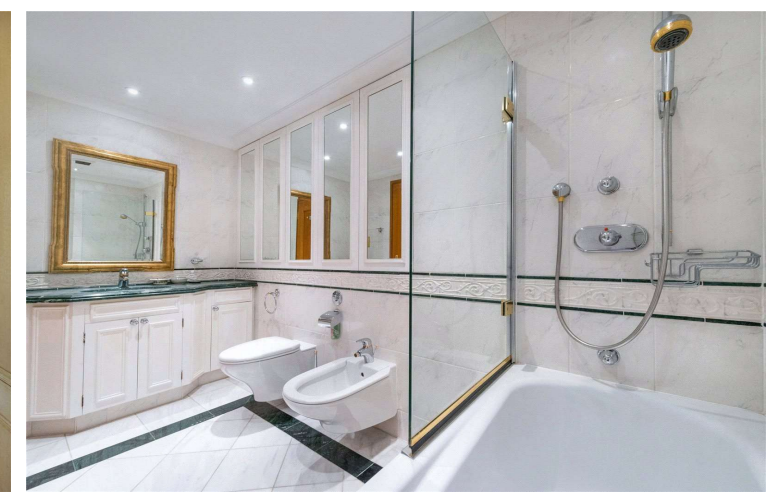
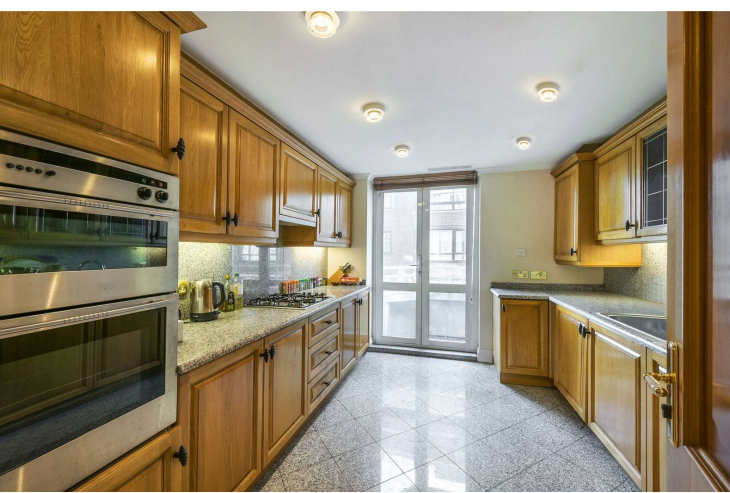




Porchester Gate
Bayswater Road, W2

CHESTERTONS





1-2 Porchester Gate is a portered block situated directly opposite Kensington Gardens.

The apartment is located on the 5th floor (with lift), is south facing, has 3 balconies, private secure underground parking and unobstructed southerly views of Kensington Gardens and Hyde Park. It covers an area of 1765 sqft and comprises 3 bedrooms, 3 bathrooms (two ensuite), guest wc, reception, dining room and kitchen.

Porchester Gate is well located and central to the various local amenities of Bayswater and Notting Hill. Kensington Gardens and Hyde Park are directly opposite and Oxford Street and the West End are nearby. The nearest underground stations are Queensway, Bayswater, Lancaster Gate and Paddington.

- South Facing
- 1765 sqft
- Porter & Lift
- Private Secure Underground Parking
- 3 Bed-3 Bath
- 3 Balconies
- Direct views of Hyde Park and Kensington Gardens
- Opposite Kensington Gardens
- Close to Local Transport Links
- Share of Freehold
- Tax Band H

Asking Price £3,750,000

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small> (91-100) A (81-90) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	<small>EU Directive 2002/91/EC</small> England, Scotland & Wales	81	85

Tenure: Share of Freehold 963 years (999 years from 24 June 1986)

Service Charge: £16376 per annum

Ground Rent: Peppercorn

Local Authority: Westminster

Council Tax Band: H

Chestertons Hyde Park & Marylebone Sales

40 Connaught Street

London

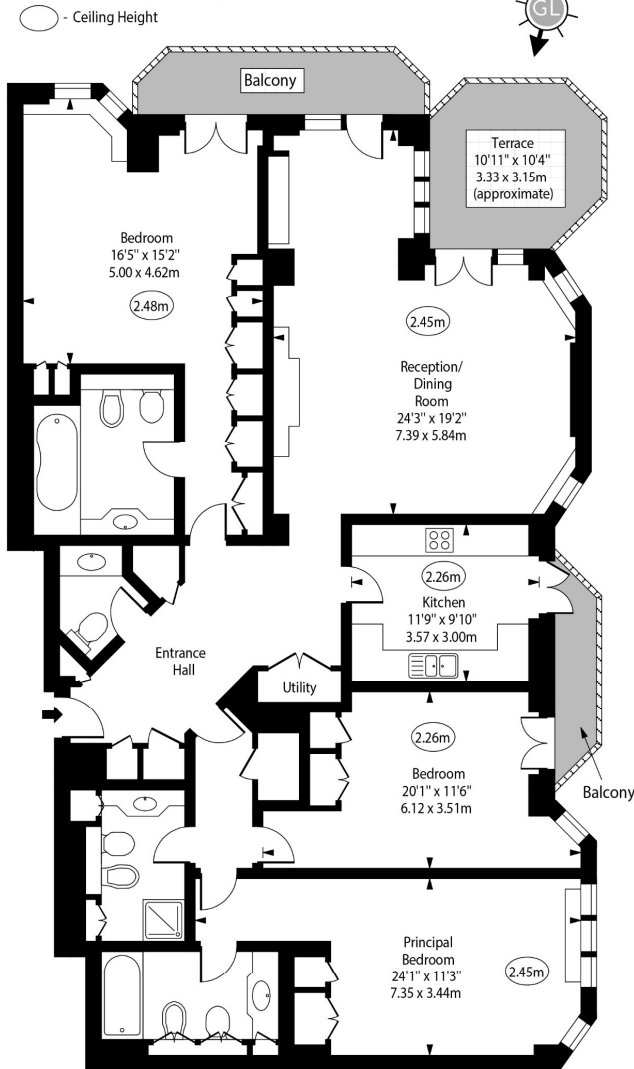
W2 2AB

sales.hydepark@chestertons.com

020 7298 5900

chestertons.com

Porchester Gate,
Bayswater Road, W2



Fifth Floor

Approx Gross Internal Area 1765 Sq Ft - 163.97 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
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