



# Porchester Gate

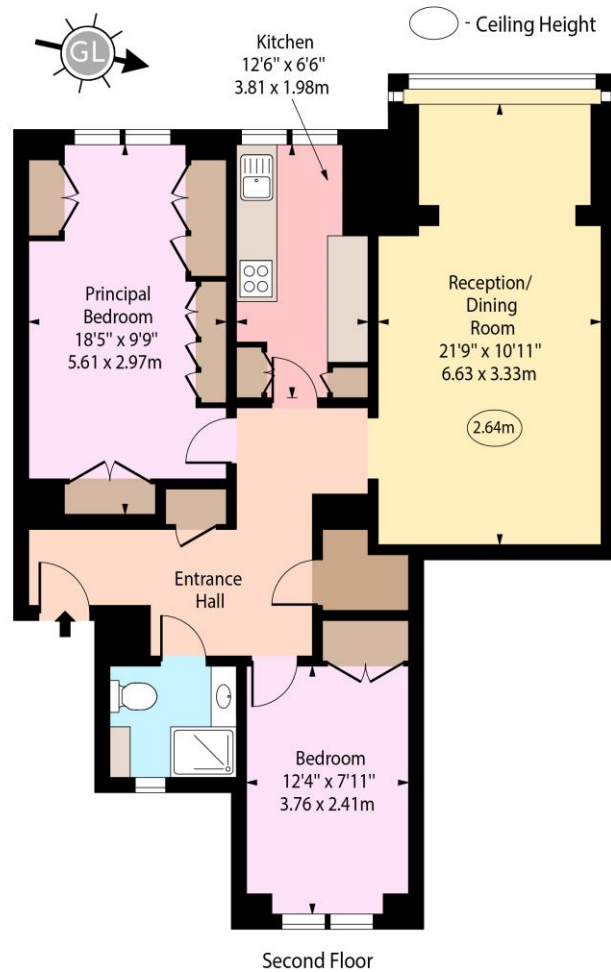
Bayswater Road, W2

Asking Price £1,025,000

This charming second-floor flat (with lift), spanning 795 sqft, offers two bedrooms and one bathroom, providing a comfortable living space in a highly sought-after location. With stunning park views of Hyde Park, the property is situated in a portered building with a lift, directly opposite the park. While the flat is in need of updating, it presents a fantastic opportunity to create a bespoke home in one of London's most desirable areas. Conveniently located near local transport links, as well as the vibrant Queensway, this property offers both a tranquil setting and access to a wealth of amenities.

**CHESTERTONS**

Porchester Gate,  
Bayswater Road, W2



Approx Gross Internal Area 795 Sq Ft - 73.86 Sq M

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 027004E

**Tenure:** Leasehold 953 years (25/03/2978)

**Service Charge:** £6528 per annum

**Ground Rent:** None

**Local Authority:** City of Westminster

**Council Tax Band:** E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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