



# Porchester Place

London, W2

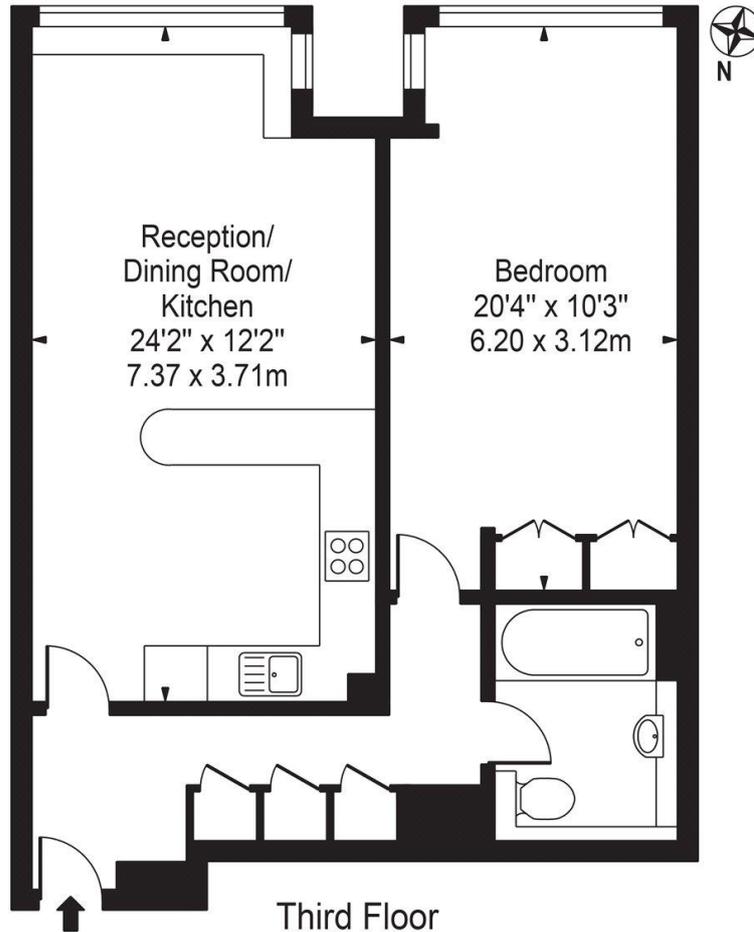
Asking Price £495,000

Situated on the 3rd floor (with lift) of a prestigious portered development in the sought-after Hyde Park Estate. Porchester Place is renowned for its excellent security, featuring a 24-hour concierge and impeccably maintained communal areas.

**CHESTERTONS**

# Porchester Place

Approx. Gross Internal Area 661 Sq Ft - 61.41 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

**Tenure:** Leasehold 151 years 5 months (Expires 2175)

**Service Charge:** £9106 p.a. plus £592 contribution to the reserve fund.

**Ground Rent:** £0

**Local Authority:** City of Westminster

**Council Tax Band:** F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	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	

## Chestertons Hyde Park & Marylebone Sales

40 Connaught Street

London

W2 2AB

hydepark@chestertons.co.uk

020 7298 5900

chestertons.co.uk

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