



Portsea Hall,  
Portsea Place, W2

Asking Price £900,000, Leasehold

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35 Berkeley Square, Mayfair, London, W1J 5BF



## Description

Located on the fourth floor of a portered building, this superb 790 sqft two bedroom, two bathroom apartment offers bright and well-presented interiors throughout. It is well located for access to local amenities, restaurants, cafes and shopping as well as being near to Hyde Park and Marble Arch Underground station. This property would make a great rental investment or London pied-a-terre. EPC D

## Key Features

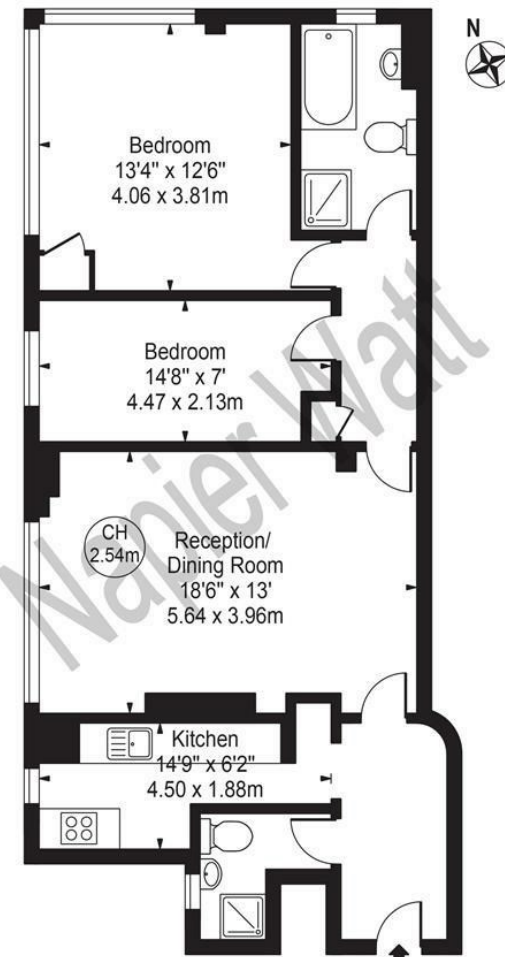
- 24 HOUR PORTERAGE
- BUILDING MANAGER
- IN CONNAUGHT VILLAGE
- LONG LEASE
- CLOSE TO MARBLE ARCH
- 4TH FLOOR WITH LIFT
- EASY WALK TO HYDE PARK
- EPC D

## Terms

Leasehold : From 5 November 2008 expiring on 19 March 2122 ie 99 years

## Portsea Hall

Approx. Gross Internal Area 817 Sq Ft - 75.90 Sq M



### Fourth Floor

For Illustration Purposes Only - Not To Scale

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.

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.