



PORCHESTER PLACE, HYDE PARK W2

Asking Price £1,150,000 Leasehold

T. +44 (0) 20 7935 0011  
E. [enquire@napierwatt.co.uk](mailto:enquire@napierwatt.co.uk)  
[WWW.NAPIERWATT.CO.UK](http://WWW.NAPIERWATT.CO.UK)

**NAPIER WATT**

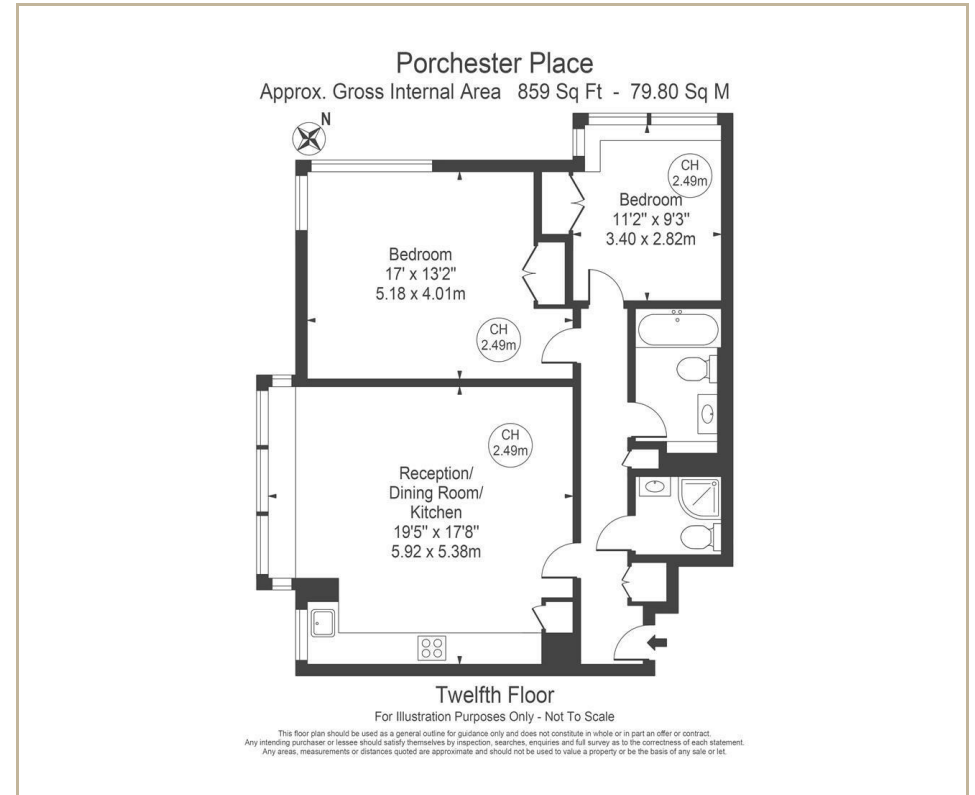
PROPERTY CONSULTANTS

## Description

A luxurious, recently refurbished apartment near Hyde Park, benefitting from astonishing skyline views over Central London and offered for sale on a long lease of approximately 150 years. Situated on the twelfth floor (with lift), the property has been finished to a high specification throughout, comprising an open-plan reception, two large bedrooms and two bath/shower rooms. 25 Porchester Place is a popular residential

building with 24-hour porters and modernised communal areas, located at the heart of Connaught Village, W2. Hyde Park, Oxford Street and Paddington can all be found within walking distance.

EPC Rating D.



## TERMS

Leasehold, expires Dec 2178

Service Charge: £11,449.52 per annum inc of reserve fund.

EPC D

**For Clarification** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these sales particulars.

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