



Porchester Place

, Marble Arch, W2 2PE

£800 Per Week

This is a well presented and spacious two double bedroom apartment located on the THIRD floor of a well maintained portered block in Connaught Village.

This fine flat comprises of:- entrance hallway with plenty of storage, bright reception room, separate newly fitted kitchen, master bathroom and second shower room/WC, two excellent sized double bedrooms each with fitted wardrobes. The property also benefits from having quality wooden flooring throughout, smart neutral decor, and modern fitted kitchen and bathrooms, lift, 24 hour porter and with communal heating and hotwater included in rent. This delightful property is found just moments away from the vibrant shopping district of Oxford Street and Hyde Park (MARBLE ARCH underground stn).

Offered Furnished and is available early December for long let..

Viewing

Please contact our Messila Residential Office on 020 7586 6699 if you wish to arrange a viewing appointment for this property or require further information.

- Two Double Bedrooms
- Two Bathrooms
- Separate fitted kitchen
- Third Floor
- Lifts and Porters
- Communal heating/HW
- Close to Oxford Street,
- Marble Arch and
- Paddington Stations
- Close to Hyde Park



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FLAT 14 PORCHESTER PLACE, HYDE PARK. W2

APPROX FLOOR AREA: 828 Sq Ft / 77 Sq M

Bedroom 2
3.57m x 2.81m
11'9" x 9'3"

Master Bedroom
5.13m x 4.09m
16'10" x 13'5"

Reception
5.83m x 3.73m
19'2" x 12'3"

ENT →

ST

ST

W

W

3rd FLOOR

The Floor-plans are for representation purposes only and should be used as such by any prospective client

A map of the Marylebone and Paddington area in London. The map shows the boundary between the two districts, with Marylebone to the north and Paddington to the south. A green pin is placed on the boundary line. The Sherlock Holmes Museum is marked with a purple icon in the north. Hyde Park is visible in the south. The map includes street names like Marylebone Rd and Park Ln, and the Google logo is in the bottom left corner.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current	70	84

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Current	68	86



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