

**HARRIS
LE BEAU**



Porchester Place, London, W2

Asking Price: £375,000

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Benefitting from an impressive private terrace, exceptionally high ceilings of approximately 3.07m and dramatic floor-to-ceiling windows, this beautifully presented studio apartment extends to approximately 548 sq ft and is finished to a high specification throughout.

Offered to the market with no onward chain, the apartment forms part of the prestigious 25 Porchester Place, a highly regarded modern development with impressive communal areas and 24-hour portorage.

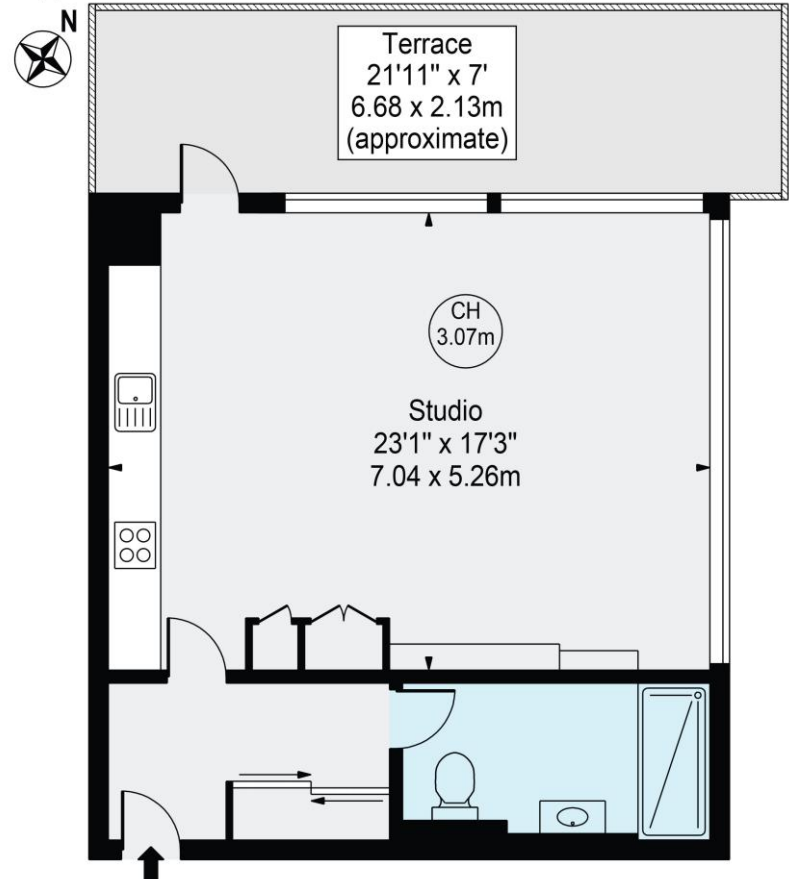
Perfectly positioned in the heart of Connaught Village, residents can enjoy an excellent selection of independent boutiques, cafés and restaurants, while Hyde Park is just a short stroll away. Marble Arch and Paddington stations, including the Elizabeth line, are both within easy reach, providing exceptional connections across London and direct services to Heathrow Airport.

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Accommodation & Amenities

- 3M+ Ceilings
- Private Terrace
- No Chain
- Approx 548 Sq Ft
- Long Lease of Approx 148 Years
- Studio Apartment
- 24/7 Porter
- EPC Rating: D

Porchester Place
Approx. Gross Internal Area 548 Sq Ft - 50.91 Sq M
Approx. External Area Of Terrace 153 Sq Ft - 14.23 Sq M



Ground 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. Copyright Morriarti Photography & Design LTD



