

PARKER JAMES ESTATES

Established since 1995



The Colonnades

34 Porchester Square London W2 6AP

- Available immediately
- First floor
- Roof terrace
- Three double bedrooms
- Bayswater station nearby
- Furnished
- Lift
- 24 hour portage
- Award winning building
- Waitrose moments away

£3,950 Per Month

The Colonnades

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Available immediately on a furnished basis is this very well presented purpose built first and second floor duplex flat with lift and roof terrace, one of 359 units that form The Colonnades an award winning 1970's built 24 hour portered development in Bayswater's Conservation Area.

The 91sqm property is neutrally decorated and enjoys plenty of natural light briefly comprises to the first floor an entrance hall, reception room with double glazed sliding doors opening onto a roof terrace, fully fitted kitchen with integrated appliances including a dishwasher, one double bedroom with fitted wardrobes also with double glazed sliding doors opening onto the roof terrace and a separate WC off the hallway whilst to the second floor there are two further double bedrooms (one of these benefits from a fully tiled ensuite shower room) each with fitted wardrobes and a fully tiled modern bathroom.

Porchester Square is just a few minutes walk from Royal Oak (Circle, Hammersmith & City lines) and Bayswater (Circle and District) stations, a good range of shops on nearby Queensway, a Waitrose on Porchester Road which adjoins The Colonnades, local pubs and restaurants whilst open space can be enjoyed in the Square's beautiful public garden.



Directions



Floor Plan

The Colonnades, W2

Approx. Gross Internal Area = 96.0sqm / 1033.3sqft



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency 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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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			
England & Wales		EU Directive 2002/91/EC	

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