



Porchester Square, Bayswater, W2

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# Porchester Square, Bayswater, W2

A well-presented two bedroom maisonette with private entrance and communal garden access.

This bright and spacious duplex comprises over approximately 1,200sqft on the ground and lower ground floor of this handsome, well maintained, period building. The property benefits from a private entrance and over 3.5m ceiling height in the impressive reception room.

Porchester Square is situated north of Bayswater Road and is conveniently located for the excellent shopping and transport facilities of Queensway and Bayswater and the green spaces of Kensington Gardens and Hyde Park.

Private entrance | Entrance Hall | Kitchen  
Reception room | Two bedrooms | Family bathroom | Shower room | Porter | Communal garden | EPC Rating C

## Terms

**Tenure:** Leasehold, expires 31.07.2163

**Service Charge:** Approximately £4,000 pa

**Ground Rent:** Nil

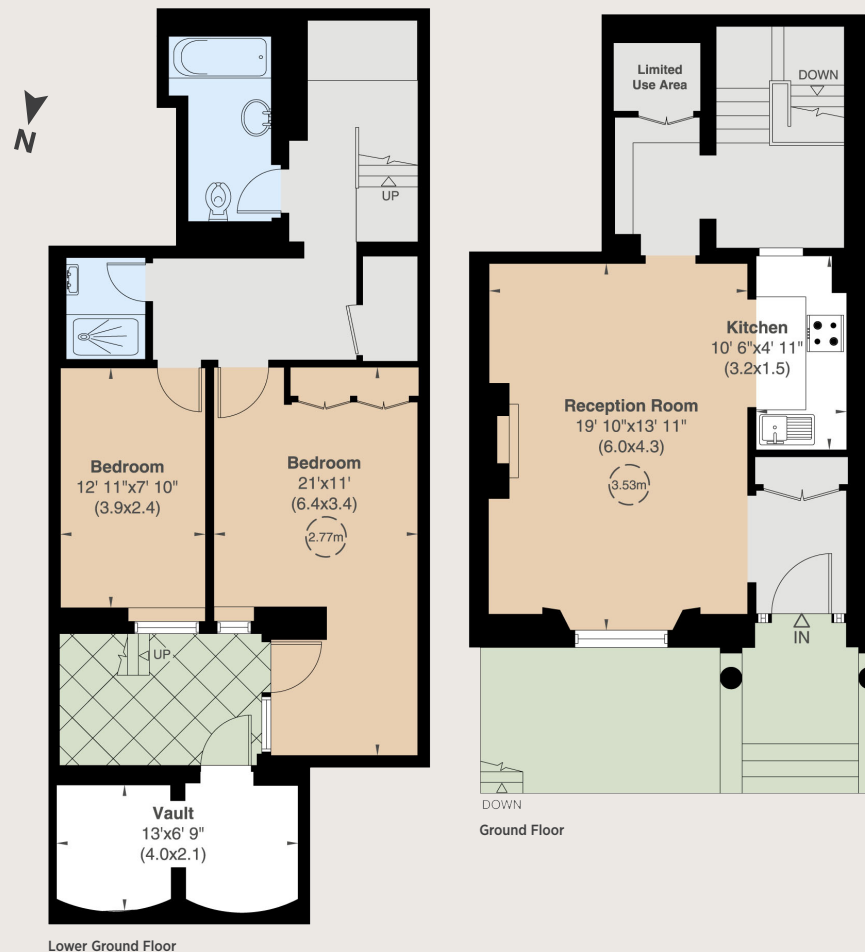
**Council Tax:** Band G

**Local Authority:** City of Westminster

**Asking Price:** OIEO £1,050,000



Approximate gross internal area including limited use area and vault 1,204 sq ft (112 sq m)  
Approximate gross internal area excluding limited use area and vault 1,092 sq ft (101 sq m)  
For identification purposes only.



## Notting Hill

303 Westbourne Grove, London, W11 2QA

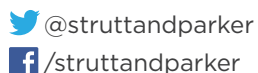
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