

**£750,000**

**Porchester Place, Westminster, W2**



2 Bedrooms



2 Bathrooms



1 Reception

A great 2 double bedroom apartment offered for sale in 25 Porchester Place W2, a popular block on the Hyde Park Estate.


Priced for a quick sale, this modern apartment has 2 fully tiled shower rooms, fully fitted kitchen, two double bedrooms and reception room. Wood flooring and plenty of storage throughout. This well looked after, 24 hour portered block is sold with vacant possession.

25 Porchester Place is situated moments from Connaught Village, with all the lovely shops, coffee shops and restaurants that the area has to offer. A ten minute walk takes you to either Hyde Park or Paddington Main Line Station.


- ✓ 2 Double Bedroom Apartment
- ✓ Reception/Dining Room
- ✓ Fully Fitted & Equipped Kitchen
- ✓ Fully Tiled Shower Room
- ✓ Walk in Shower /wc
- ✓ Wood Flooring
- ✓ Good Condition
- ✓ 24 Hour Portered Block



## Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
<b>A</b>		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b>		
Not energy efficient – higher running costs		
	73	73
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		

## Environmental Impact (CO<sub>2</sub>) Rating

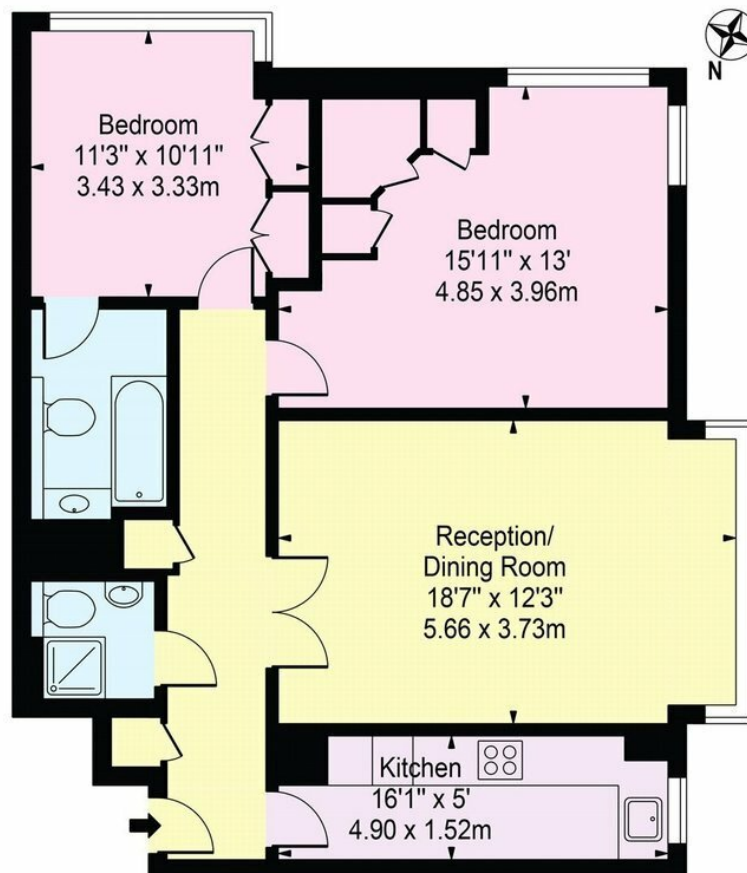
	Current	Potential
Very environmentally friendly – lower CO <sub>2</sub> emissions		
<b>A</b>		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b>		
Not environmentally friendly – higher CO <sub>2</sub> emissions		
	69	77
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		





## Porchester Place

Approx. Gross Internal Area 820 Sq Ft - 76.18 Sq M



### Fifth 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.