



The Colonnades, Porchester Square
London, W2



Beyond your expectations

Top Floor Duplex Apartment. EPC: D

Hamptons International

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Duplex Apartment | Residents Lift | Porter | Reception Room | Kitchen | Two Bedrooms | Two Shower Rooms | 2 x Terraces | Sole use of 400+ sq ft roof terrace | Use of Porchester Square Gardens | 921sq ft / 85.6sq m

Asking Price £850,000 Leasehold

Description

An immaculately presented duplex apartment in this award winning modern development. Arranged over the top two floors (sixth and seventh) the lower floor comprises of the master suite (bedroom, shower room and terrace) and the second bedroom. Accessed via a spiral staircase the top floor comprises of the reception room, kitchen and shower room. Flooded with an abundance of light, the reception room boasts one wall of floor to ceiling windows giving access to the south facing terrace providing far reaching views. A real feature of the apartment is the sole use of an additional 400+ sq ft roof terrace facing Porchester square. Additional features include wood floors, residents lifts, porter and use of Porchester Square gardens.

Location

Porchester Square is moments from fashionable districts such as Westbourne Grove and Notting Hill as well as the comprehensive shopping facilities of Queensway and Bayswater where the popular Whiteleys shopping centre can be found.

Nearby transport links include Bayswater (Circle and District lines), Royal Oak (Hammersmith and City lines), Queensway (central line) and Paddington Station (Bakerloo, Hammersmith & City, Circle, District lines and Heathrow Express).

For motorists the A40 is easily accessible.

Additional Information

Leasehold expiring 31/07/2164

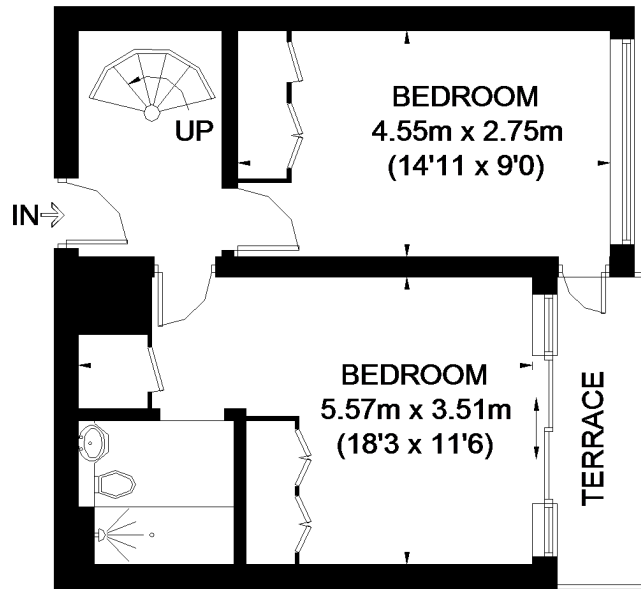
Service Charges: £3699 (based on 2016 figures)

Ground Rent: £115 pa

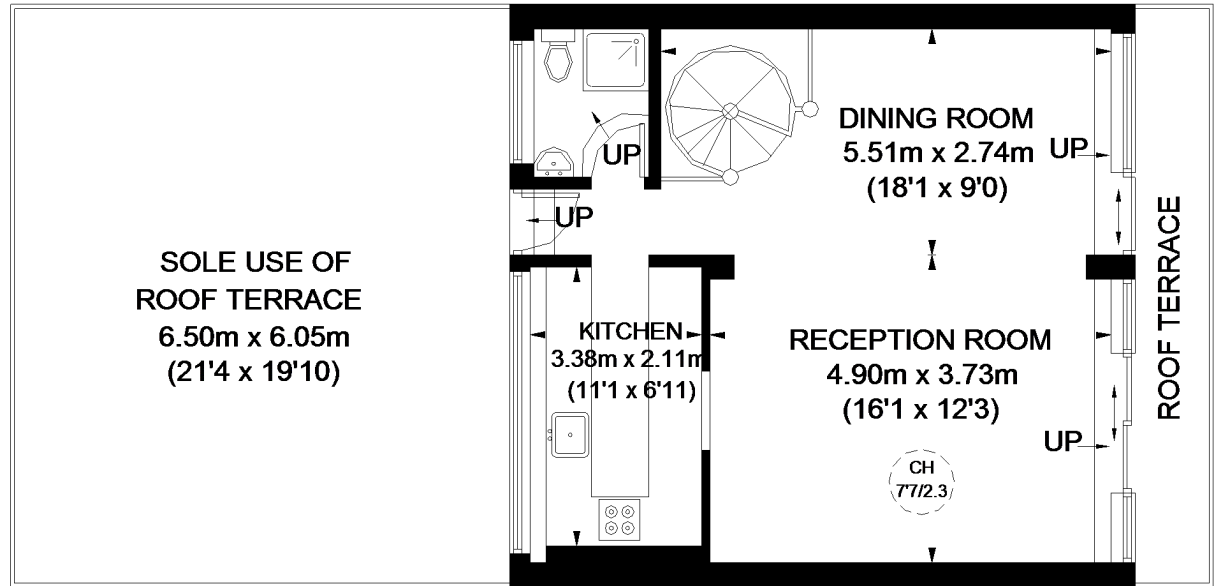


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

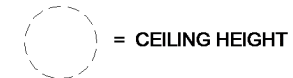
THE COLONNADES



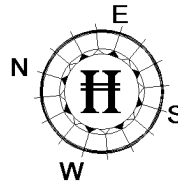
SIXTH FLOOR



SEVENTH FLOOR



APPROXIMATE GROSS INTERNAL AREA
 SIXTH FLOOR = 421 SQ. FT. (39.1 SQ. M.)
 SEVENTH FLOOR = 500 SQ. FT. (46.5 SQ. M.)
 TOTAL = 921 SQ. FT. (85.6 SQ. M.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID270815)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

