



## Porchester Square, London, W2

Residing on the ground floor of this impressive period conversion is this one bedroom flat which is need of modernisation.

The unit currently comprises a separate south facing reception room (overlooking Porchester Square), a large appointed kitchen both with floor to ceiling sash windows, an internal bathroom and separate W.C and a front facing double bedroom.

The current owner has extended the lease to 175 years unexpired and it's being offered with no onward chain making it an ideal investment for someone to personalise.

Porchester Square is moments from Royal Oak tube station.

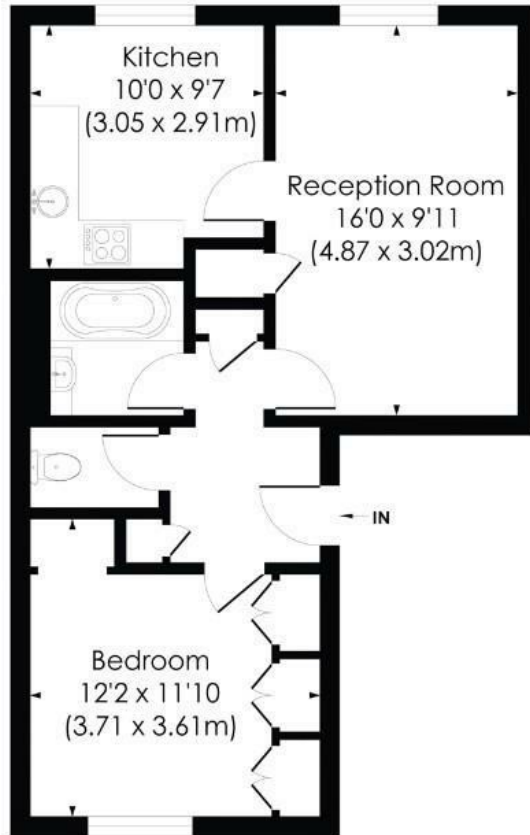
Bayswater is a popular residential area in the Westminster borough.

- In Need of Modernisation
- Double Bedroom
- Lease 175 Years
- Sash Windows
- Excellent Location
- No Onward Chain

**Asking price £495,000**

# PORCHESTER SQUARE, W2

Approx. Gross Internal Floor Area  
**513 Sq. ft/47.69 Sq. m**



GROUND FLOOR

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		66	81
<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	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

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