



3-8 Porchester Gate, Bayswater Road,  
Hyde Park, W2

£850 Per Week,

NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF











## Description

Sole Agents, Napier Watt are delighted to offer this spacious two-bedroom, two-bathroom property located within the sought-after ported building, 3-8 Porchester Gate. The property comprises a living room, separate kitchen, two large double bedrooms (one with en-suite) and a bathroom. The apartment is approximately 973sq ft (90sqm<sup>2</sup>) and located on the 5th floor (with lift). The building sits opposite the world famous Hyde Park, a short walk away from the all the local amenities and shops that the Queensway has to offer. The property is located a close walk away from Queensway station and Lancaster Gate station, both on the central line on the London Underground.

Available Unfurnished but furnishing may be available at additional cost.

2 Bedrooms : 2 Bathrooms : 24-Hour Concierge : Lift : Westminster Council Tax Band G : EPC Rating C

## Key Features

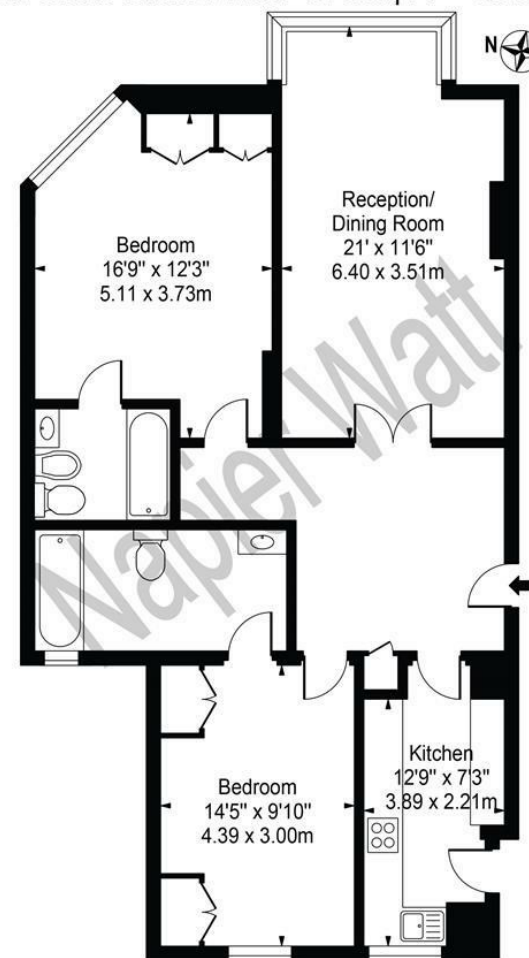
- UNFURNISHED (FURNISHING AT ADDITIONAL COST)
- 24 HOUR PORTER
- BAYSWATER / HYDE PARK
- 5TH FLOOR WITH LIFT
- OVER 900 SQUARE FEET

## Terms

Fees & Charges: Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 Inc VAT.

## Porchester Gate

Approx. Gross Internal Area 973 Sq Ft - 90.39 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.

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.