



25 Porchester Place,
Hyde Park Estate, W2

Asking Price £450,000, Leasehold

NAPIER WATT

T: 0207 935 0011
E: enquiries@napierwatt.co.uk
W: napierwatt.co.uk

35 Berkeley Square, Mayfair, London, W1J 5BF







Description

In need of updating a spacious (655sqft / 60sqm) one bedroom apartment located on the 10th floor of this popular purpose built block benefiting from an extended lease of 155 years and far reaching views across the London skyline.

The accommodation comprises of large reception room, kitchen, bedroom and bathroom.

Added benefits include lifts and 24 hour concierge. Porchester Place is well located just a short walk from Marble Arch tube station, Edgware Road, Paddington, Oxford Street and the open spaces of Hyde Park.

Key Features

- 10TH FLOOR WITH LIFTS
- 24 HOUR PORTERAGE
- EXCELLENT SECURITY
- VIEWS OVER LONDON SKYLINE
- IN NEED OF WORK
- VACANT
- 100M CONNAUGHT VILLAGE

Terms

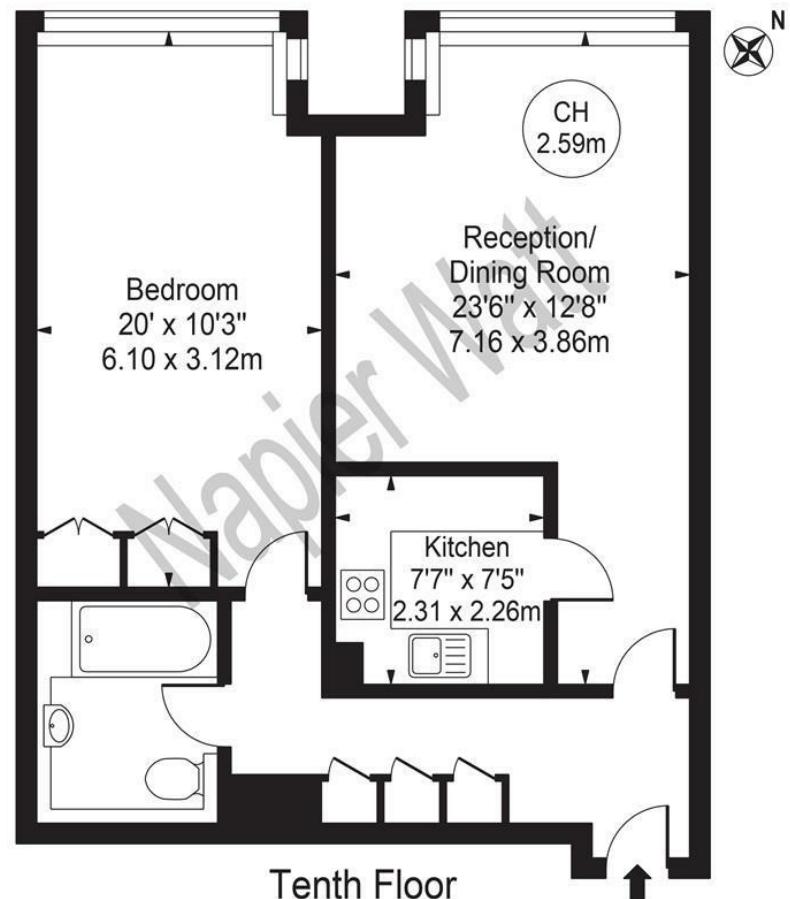
From 18 October 2006 to 24 December 2175 ie 155 years

Service Charge : £3,768.92 per quarter Inc reserve fund

Council Tax Band : F EPC : C

Porchester Place

Approx. Gross Internal Area 655 Sq Ft - 60.85 Sq M



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.