



3-BED APARTMENT – IDEAL BUY-TO-LET-INVESTMENT

3-8 PORCHESTER GATE, BAYSWATER ROAD, LONDON, W2 3HP

GUIDE PRICE £2,700,000



This stunning three-bedroom apartment is arranged within a well-maintained residential building and boasts stunning southerly views over Hyde Park. The Apartment benefits from an abundance of natural light, and air conditioning throughout, and is in a great location for travel links and local amenities.

Arranged on the Sixth floor of this residential building opposite Hyde Park, this fantastic three-bedroom apartment offers very generous living spaces with unrestricted southerly views over Hyde Park.

At the front of the property lies a large dual-aspect reception room with space for dining, a smart fully integrated kitchen with lots of storage space, and a second bedroom with (an en suite shower room).

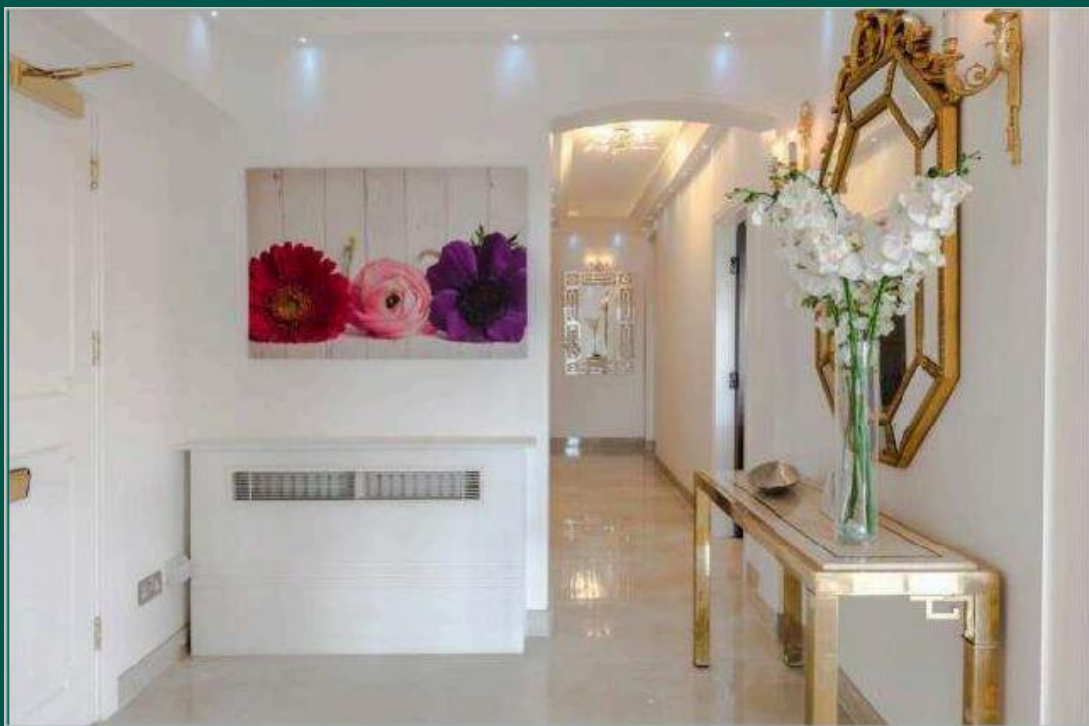
To the rear is the master bedroom with a contemporary en suite bathroom and walk-in wardrobe, the third bedroom, a shower room, and a cloakroom.

The flat benefits from air conditioning throughout as well as an integrated sound system.

Porchester Gate is a smart, well-presented building with 24-hour porter and lifts in a great location for amenities and travel links.

Porchester Gate is within close proximity to the beautiful open spaces of Hyde Park and Kensington Gardens. There is a variety of shops and restaurants nearby. Local transport links are located at Queensway (Central line) and Bayswater (District and Circle lines) underground stations. Nearby Paddington station currently provides National Rail and Heathrow Express connections.





Key Features

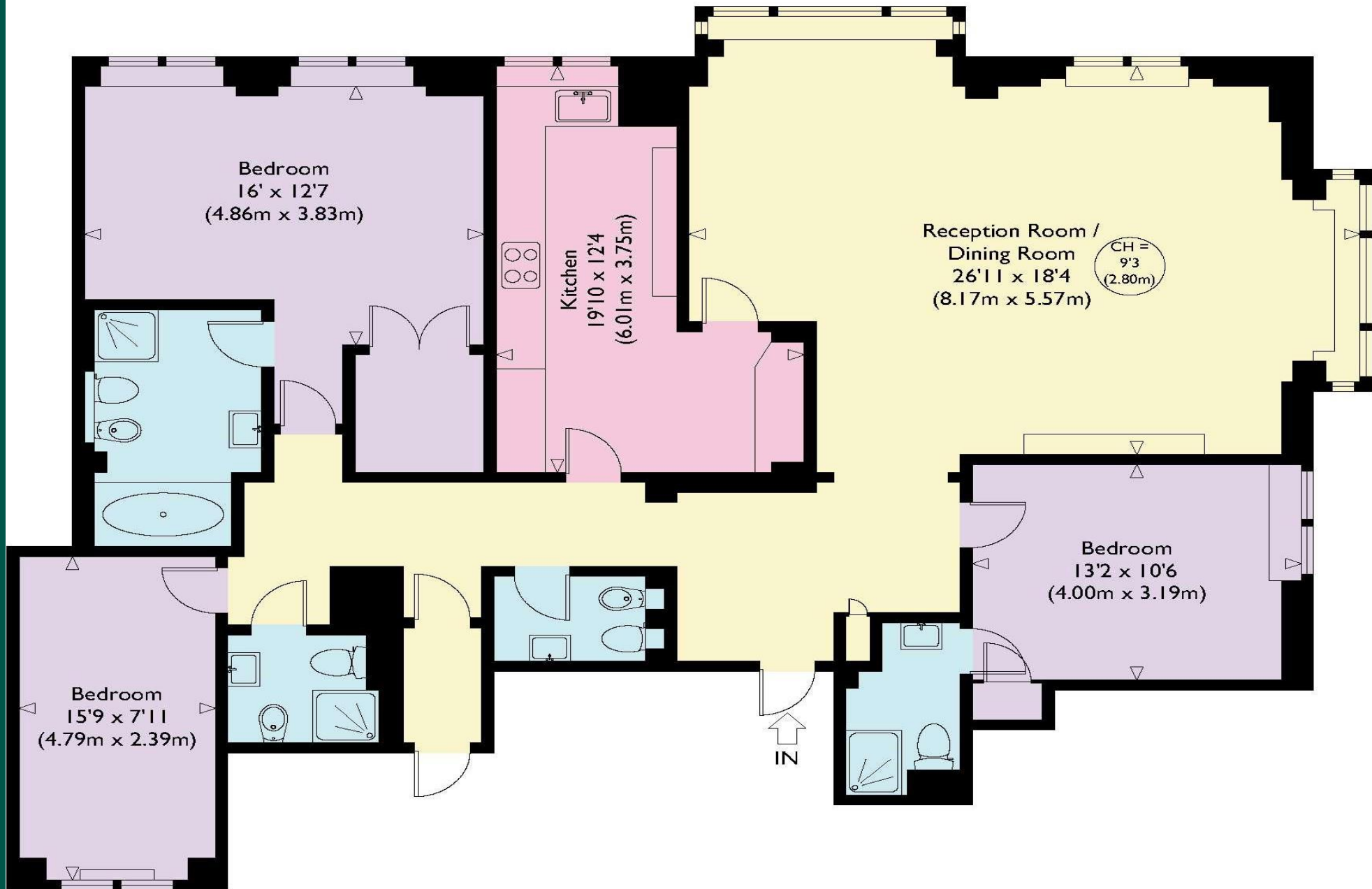
- Leasehold – 954 Years unexpired
- 3 Bed
- 3 Bathrooms
- Vacant Possession
- Chain Free
- 1 Reception Room
- Modern
- Upper Floor
- Service Charge £1,000 P.A
- Ground Rent £500 P.A
- Concierge
- Lift to all floors







Porchester Gate



Sixth Floor

Approximate Gross Internal Floor Area : 1686 sq ft / 156.6 sq m (Including Windows)

Approximate Gross Internal Floor Area : 1611 sq ft / 149.7 sq m (Excluding Windows)

Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT INFORMATION



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Considering offers prior to auction.

Buyer's Premium:

Applies on the fall of the hammer. The purchaser shall pay a 10% deposit. Plus, In addition, the buyer's premium upon the exchange of contract. The current Guide price is quoted inclusive of buyer premium.

Please feel free to contact our sales and enquires team on 02071013647 or Email us at sales@palaceauctions.com

When registering to bid with us we will require 2 forms of ID (Passport, Driving Licence) to fit in line with the Anti-Money Laundering Act.





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In addition:

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3. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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