

# PARKER JAMES ESTATES

Established since 1995



## Porchester Square London W2 6AS

- Available 24th August
- Sixth floor
- 24 hour portage
- Two double bedrooms
- Bayswater station nearby
- Furnished
- Lift
- Award winning building
- Two balconies
- Waitrose moments away

£715 Per Week

# Porchester Square

London W2 6AS



Available from the 24th of August on a furnished basis is this well presented purpose built sixth floor flat with lift one of 359 units that form The Colonnades an award winning 1970's built 24 hour ported development in Bayswater's Conservation Area.

The 60 sqm property which is neutrally decorated and enjoys plenty of natural, light briefly comprises an entrance hall, reception room with doors opening onto a south facing balcony and open plan to a fully fitted kitchen with integrated appliances including a dishwasher, two double bedrooms each with fitted wardrobes and double glazed doors doors which open onto a second balcony with views over Porchester Square and a modern fully tiled bathroom.

The Colonnades is just a few minutes walk from Royal Oak (Circle, Hammersmith & City lines) and Bayswater (Circle and District) a range of shops including a Waitrose which adjoins the building, bars and restaurants whilst open space can be enjoyed in the Square's beautiful public garden.



[Directions](#)



## Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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