



SITUATION

Located at the junction with Porchester Road in this sought after area adjacent to the Porchester Hall and only a short distance from Hyde Park, Portobello Road and Westbourne Grove.

Bayswater is currently undergoing a £1 billion regeneration scheme which is set to include a luxury shopping and dining village modelled on the renowned Grosvenor Estate in Mayfair.

The location benefits from excellent transport links via the Westway (A40) and being within close proximity of Paddington Station (Bakerloo, Hammersmith & City, Circle, District and Main Lines) as well as Royal Oak (Hammersmith & City), Bayswater (District & Circle), Queensway (Central) and Westbourne Park Stations (Hammersmith & City).

PROPERTY

Forming part of this impressive, white stucco-fronted building built in 2014 comprising a **Large 2 Bed Self-Contained Flat** at first floor level which is served by a passenger lift. The property benefits from a **Private Winter Garden, Private Underground Parking** and enjoys excellent views of the surrounding elegant Georgian terraces.

The flat additionally has the benefit of the following:

- Luxury foyer entrance
- Intercom system
- Washer dryer
- Fully fitted kitchen and tiled bathrooms
- Wooden flooring
- Built-in wardrobes
- Air conditioning
- Central and under floor heating
- Private underground parking space

VAT is NOT applicable to this Lot

ACCOMMODATION

First Floor Flat

Master Bedroom with Ensuite Shower/WC
Bedroom 2
Living Room/Kitchen
Bathroom/WC

GIA Approx. 910 sq ft plus Private Winter Garden Approx. 140 sq ft

TENURE

Leasehold for a term of 125 years from 1st April 2014 at a ground rent of £500 p.a. doubling every 20 years.

Offered with Vacant Possession



Luxury Foyer Entrance



Vacant 2 Bed Flat

The Surveyors dealing with this property are
John Barnett and **Joshua Platt**

Vendor's Solicitors

Fidlaw LLP

Tel: 020 7952 2260 Ref: Marco Dellapina

Email: marco@fidlaw.co.uk

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page