



A Spacious Two Bedroom Apartment in a Portered  
Art Deco Mansion Block

# PORTSEA PLACE

HYDE PARK, W2

Guide Price  
£1,000,000

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

LONDON

# PROPERTY DETAILS

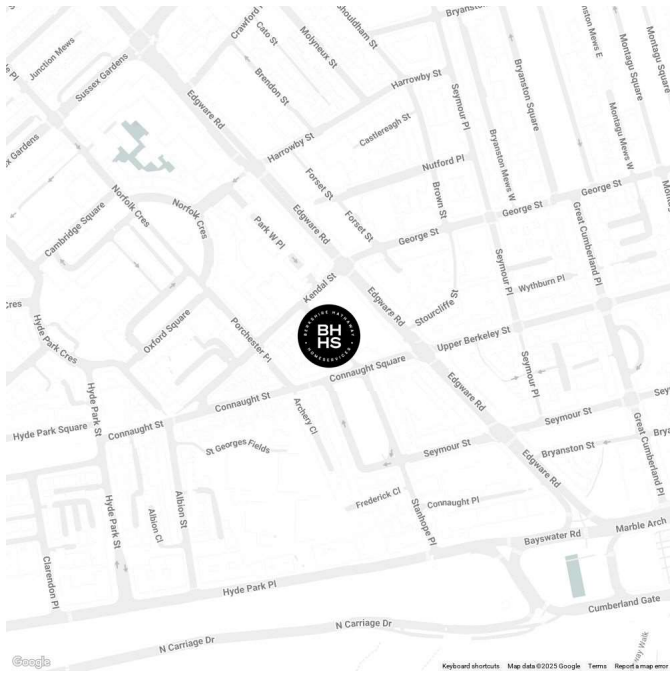
<b>Guide Price</b> £1,000,000	<b>Square Footage</b> 804
<b>Council Tax Band</b> E	<b>EPC</b> E
<b>Tenure</b> Leasehold 96 years	<b>Service Charge</b> £6,000 pa

Located on the top floor of a prestigious art deco mansion block near Hyde Park, this spacious two bedroom apartment benefits from uniformed 24 hour porters, a communal heating system and is ideally located for the numerous café's, restaurants and boutiques of Connaught Village, W2. The property is presented in good order throughout and is offered on a long lease in excess of 100 years.

## FEATURES

- Two Bedrooms
- One Reception Room
- One Bathroom
- Concierge / Porter
- Lift
- Residents Parking
- Seventh Floor

## LOCATION



**HYDE PARK SALES**  
24-25 Albion Street, W2 2AX

020 7262 2030  
sales.hydepark@bhhs-london.com



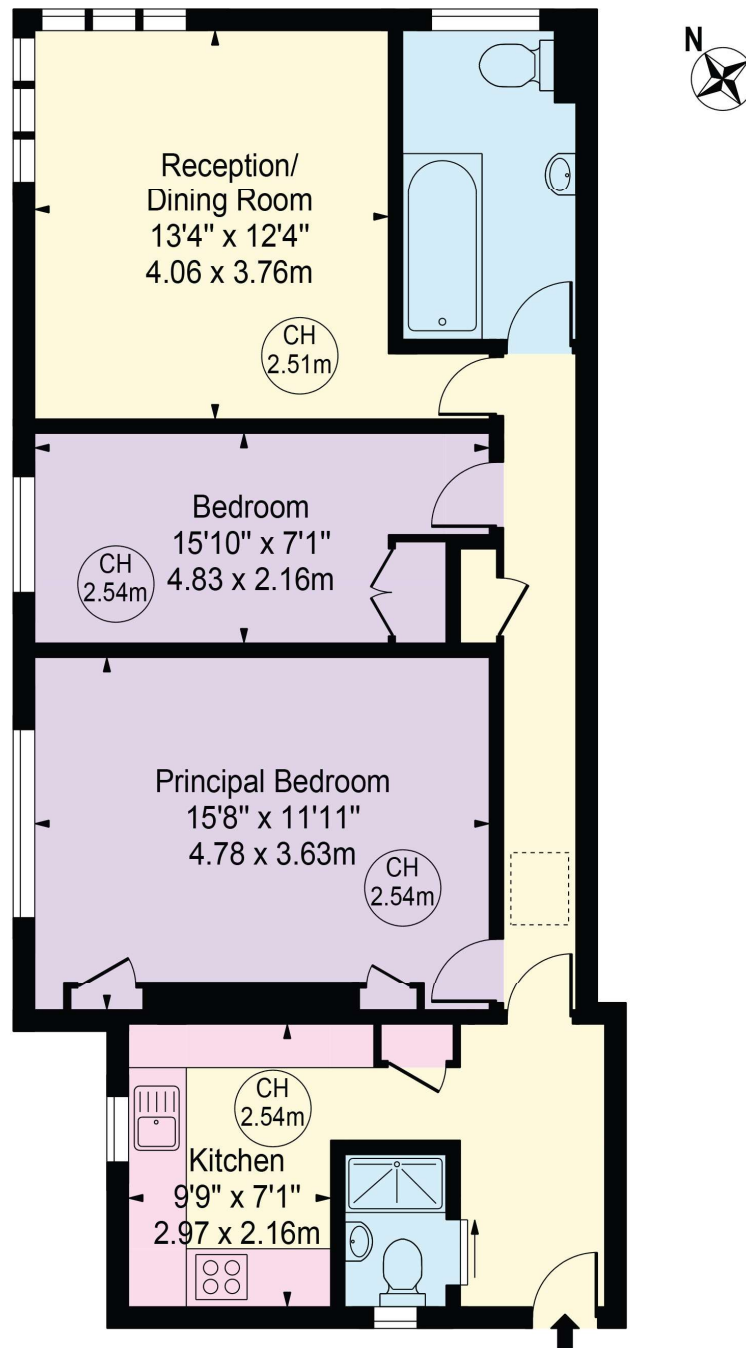




# FLOORPLAN

## Portsea Hall

Approx. Gross Internal Area 804 Sq Ft - 74.69 Sq M



### Seventh 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.

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