

# MANZELL

Real Estate Agents

2 Bedrooms

House

Asking price

**£475,000**

Located in

London



[www.manzell.com](http://www.manzell.com)



# Peters Court Porchester Road

London | | W2 5DR



Nestled on the charming Porchester Road in London, this delightful house offers a perfect blend of comfort and convenience. With a generous living space of 786 square feet, this property is ideal for small families or professionals seeking a cosy home in a vibrant area.

The house features one well-appointed reception room, providing a welcoming space for relaxation and entertaining guests. The two bedrooms are thoughtfully designed, offering ample room for rest and personalisation. The bathroom is functional and well-maintained, catering to the needs of modern living.

Built in 1950, this property exudes character while also providing the opportunity for personal touches to make it your own. The location on Porchester Road is particularly appealing, with easy access to local amenities, parks, and excellent transport links, ensuring that you are well-connected to the heart of London.

This house presents a wonderful opportunity for those looking to establish themselves in a desirable area. Whether you are a first-time buyer or seeking a rental property, this charming home is sure to impress. Don't miss the chance to make this lovely house your new home.

# Peters Court Porchester Road

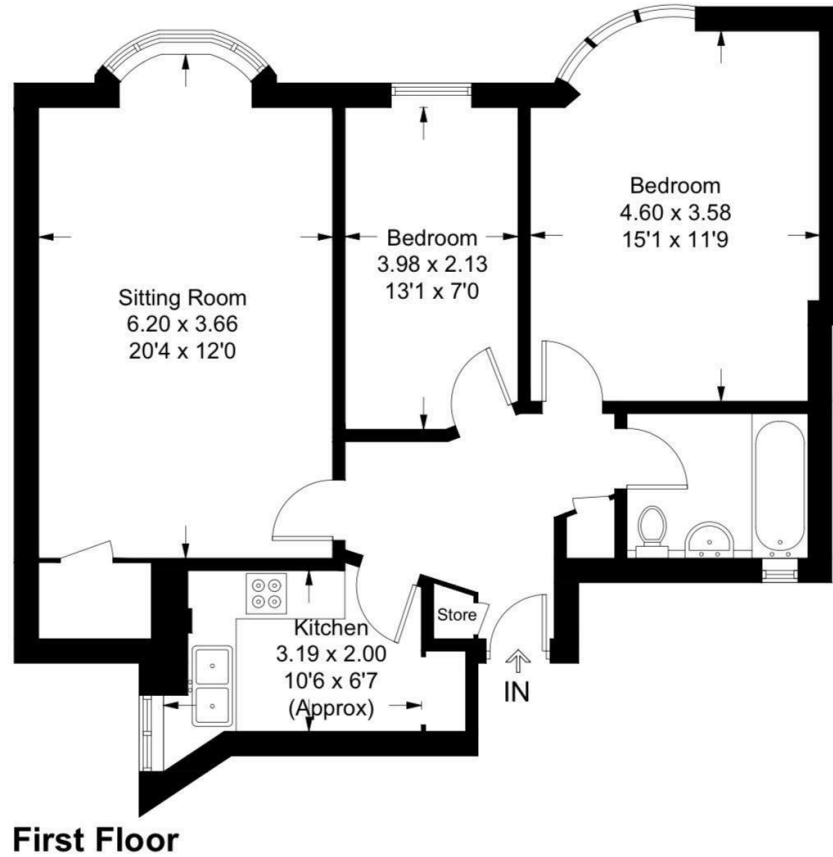
£475,000 Leasehold



- 2 cosy bedrooms
- Spacious reception room
- 786 sq ft of space
- Close to London amenities
- Easy access to transport
- 1 modern bathroom
- Charming 1950s house
- Located on Porchester Road
- Ideal for small families
- Viewing recommended

## Peters Court

Approximate Gross Internal Area = 68.9 sq m / 742 sq ft



**Council Tax Band C**

**Local Authority**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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