



N° 18
PORCHESTER
GARDENS



Introducing
**NO. 18 PORCHESTER
GARDENS**

CHAPTER I



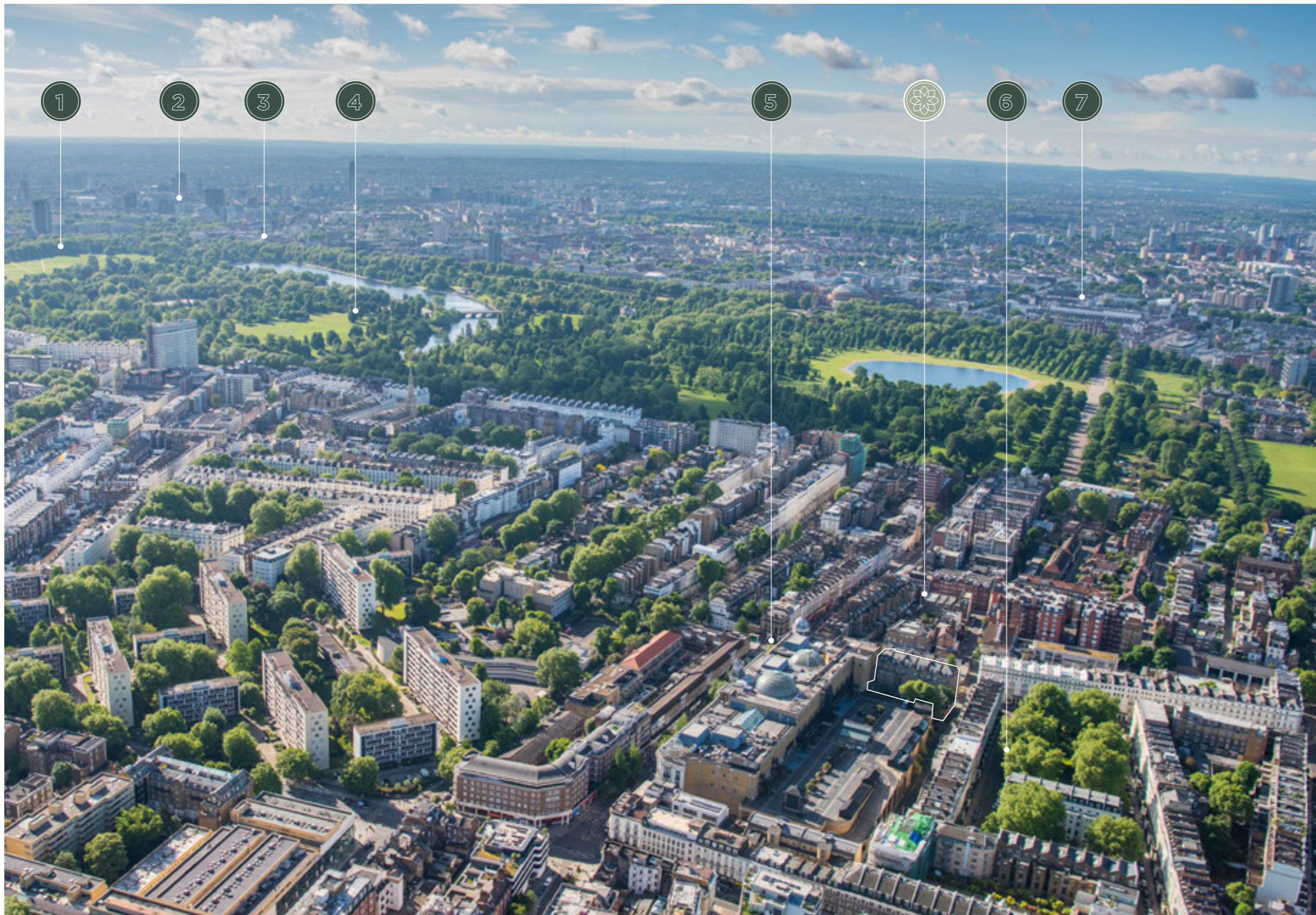
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18 PORCHESTER GARDENS



INTRODUCING NO. 18 PORCHESTER GARDENS

Welcome to **No. 18 Porchester Gardens**: an elegantly harmonious development of modern residences in the heart of Bayswater, the home of contemporary living in central London.



A FINE LOCATION

No. 18 Porchester Gardens sits proudly alongside exclusive neighbours and iconic destinations.



No. 18 Porchester Gardens



Hyde Park



Mayfair



The Whiteley



Belgravia



Bayswater



Knightsbridge



South Kensington



MAIDA HILL

⊖ WESTBOURNE PARK

● PORTOBELLO ROAD MARKET

⊖ ROYAL OAK

⊖ BAKER STREET

≡ MARYLEBONE

FITZROVIA

⊖ GOODGE STREET

● THE BRITISH MUSEUM

⊖ LADBROKE GROVE

● THE TABERNACLE

NOTTING HILL

PADDINGTON

PADDINGTON

MARYLEBONE

⊖ HOLBORN

HOLBORN

⊖ TOTTENHAM COURT ROAD



● THE WHITELEY

⊖ BAYSWATER

LANCASTER GATE ⊖

● SELFRIDGES

⊖ BOND STREET

⊖ OXFORD CIRCUS

SOHO

● ROYAL OPERA HOUSE

⊖ COVENT GARDEN

⊖ QUEENSWAY

⊖ NOTTING HILL GATE

MAYFAIR

⊖ PICCADILLY CIRCUS

● ROYAL ACADEMY OF ARTS

● NATIONAL PORTRAIT GALLERY

CHARING CROSS

⊖ EMBANKMENT

⊖ HOLLAND PARK

HYDE PARK

⊖ GREEN PARK

● ST JAMES'S PALACE

HOLLAND PARK

● KENSINGTON PALACE

● SERPENTINE GALLERIES

⊖ HYDE PARK CORNER

GREEN PARK

ST JAMES'S PARK

KENSINGTON

● THE DESIGN MUSEUM

● ROYAL ALBERT HALL

⊖ KNIGHTSBRIDGE

WATERLOO

WATERLOO

RIVER THAMES

⊖ KENSINGTON (OLYMPIA)

● OLYMPIA LONDON

● NATURAL HISTORY MUSEUM

● HARRODS

BELGRAVIA

● BUCKINGHAM PALACE

● HOUSES OF PARLIAMENT

● WESTMINSTER ABBEY

WESTMINSTER

SOUTH KENSINGTON

⊖ SOUTH KENSINGTON

VICTORIA

⊖ SLOANE SQUARE



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Explore
**LONDON
LIVING**

CHAPTER II





QUINTESSENTIALLY BAYSWATER

Tucked between Hyde Park and Notting Hill, Bayswater is a hidden gem flourishing again. Loved by generations for its secluded feel, Bayswater is relishing in transformation and offers a breath of fresh air.



CLOCKWISE: SOHO HOME, AESOP, AMERICAN VINTAGE, JAMES PERSE

Discover
RETAIL

Originally home to The Whiteley, London's first grand department store, Bayswater, has always welcomed style-seekers. Today's streets are filled with fine boutiques, stylish homeware stores, artisan galleries and a bold independent spirit.



CLOCKWISE: THE HAYDEN, L'ETO, NATOORA, COCOTTE

Discover
GASTRONOMY

International cuisines and a joie de vivre bring Bayswater to life. Explore the area to discover daring fine dining experiences and family-owned brasseries and cafés offering flavours to delight your senses.

Bayswater Stories

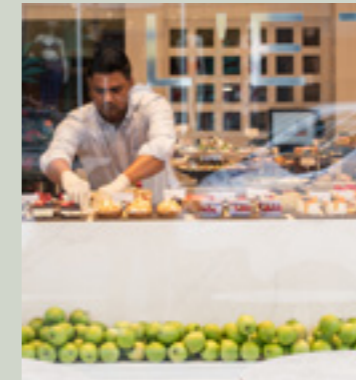


FARMACY

“We grow everything on our own farms in Kent. We’re so proud of our process: from first shoots to clean plates, it’s circular and beautiful.”

CARLOTA OLIVEIRA
GENERAL MANAGER, FARMACY

Bayswater Stories



L'ETO

“Our food is ambrosia for our customers. L'ETO caffes are perfect for a quiet brunch to enjoy our bespoke bakes and handpicked flavours.”

L'ETO
COLLEAGUE, L'ETO NOTTING HILL

Bayswater Stories



MADE IN LITTLE FRANCE

“My father and I tasted our way around the French regions, and carefully curated the selection of wines we fell in love with.”

MAXENCE MASURIER
OWNER, MADE IN LITTLE FRANCE

Bayswater Stories



WILD AT HEART

“Flowers are never just flowers. They’re a celebration; a reflection; a riot of colour. I really can’t imagine a nicer place to be.”

SOPHIE COPPIN
SALES ASSISTANT, WILD AT HEART

Bayswater Stories



THE HOOK

“Come on in and start your love affair with beautiful artwork and prints. We’ll hold your hand through filling your home with magic.”

BROOKE FREEMAN
CEO, THE HOOK

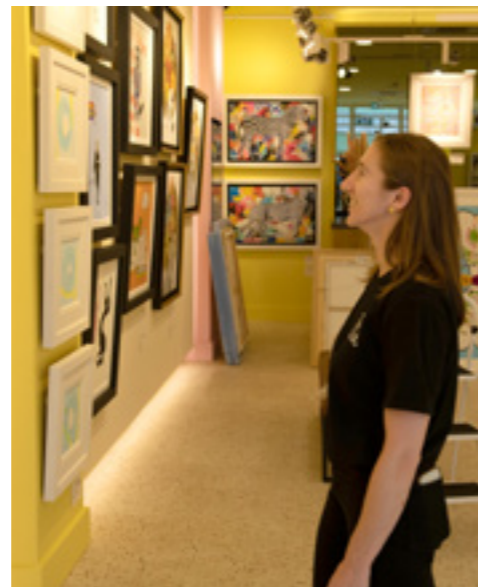
Bayswater Stories



LACY GALLERY

“We started way back in the 60s on Portobello Road market. You’ll find period frames, elegant antiques and always something special. I promise.”

DAVID LACY
OWNER, LACY GALLERY

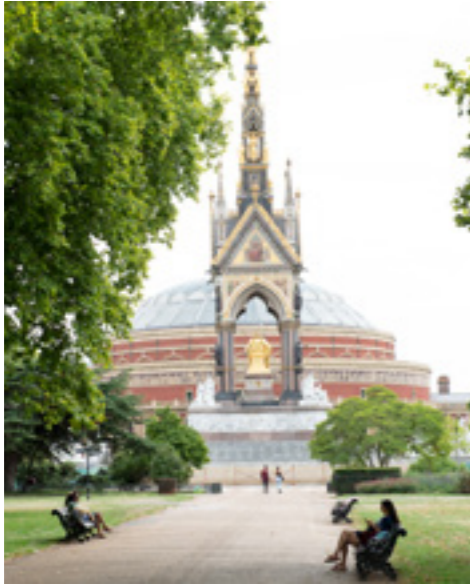


CLOCKWISE: THE HOOK, ELECTRIC CINEMA, MADDOX GALLERY



Discover
CULTURE

Soak up the atmosphere at The Serpentine in Hyde Park: contemporary art's home since 1970. With smaller local galleries to explore, Bayswater has a unique and stylish sense of place like nowhere else.



CLOCKWISE: ROYAL ALBERT HALL, HYDE PARK

Discover GREEN SPACES

—

Pause to take in the peace and tranquillity of London's expansive, landscaped parks. Leafy urban oasis Hyde Park is right on Bayswater's doorstep. Survey the surrounding landmarks, or find a quieter corner simply sit and unwind.

Discover EDUCATION

With prep, secondary schools and top universities a stone's throw from **No. 18 Porchester Gardens**, you can choose an education from the best in London.

OUTSTANDING PREP SCHOOLS

Fulham Prep School

Successfully enables pupils to gain their first choice for secondary school.

Hill House School

A co-ed school with a wide curriculum and international cohort.

Kensington Prep School

Prides itself on attention to detail.

Thomas's Kensington Prep School

Part of a wider group of family-run, co-ed schools passionate about music.

Wetherby School

An academic school focused on creating confident and respectful boys.

TOP SECONDARY SCHOOLS

Eaton Square

The first new co-ed private school in central London in decades.

Francis Holland, Sloane Square

One of Chelsea's most renowned all-girls schools.

Godolphin & Latymer

State-of-the-art sports facilities rivalling those of rural public schools.

Lycée Français Charles de Gaulle

Part of a network that brings the French curriculum to more than 140 countries.

Westminster Tutors

One of the best-respected independent sixth form colleges in London.

LEADING UNIVERSITIES

Imperial College London

Regularly ranked among the top 10 universities in the world.

University College London (UCL)

Another regular in top 10 lists, UCL has produced 30 Nobel laureates.

King's College London

Has a distinguished reputation for the humanities and social sciences.

The London School of Economics and Political Science (LSE)

LSE produces many world-class economists.

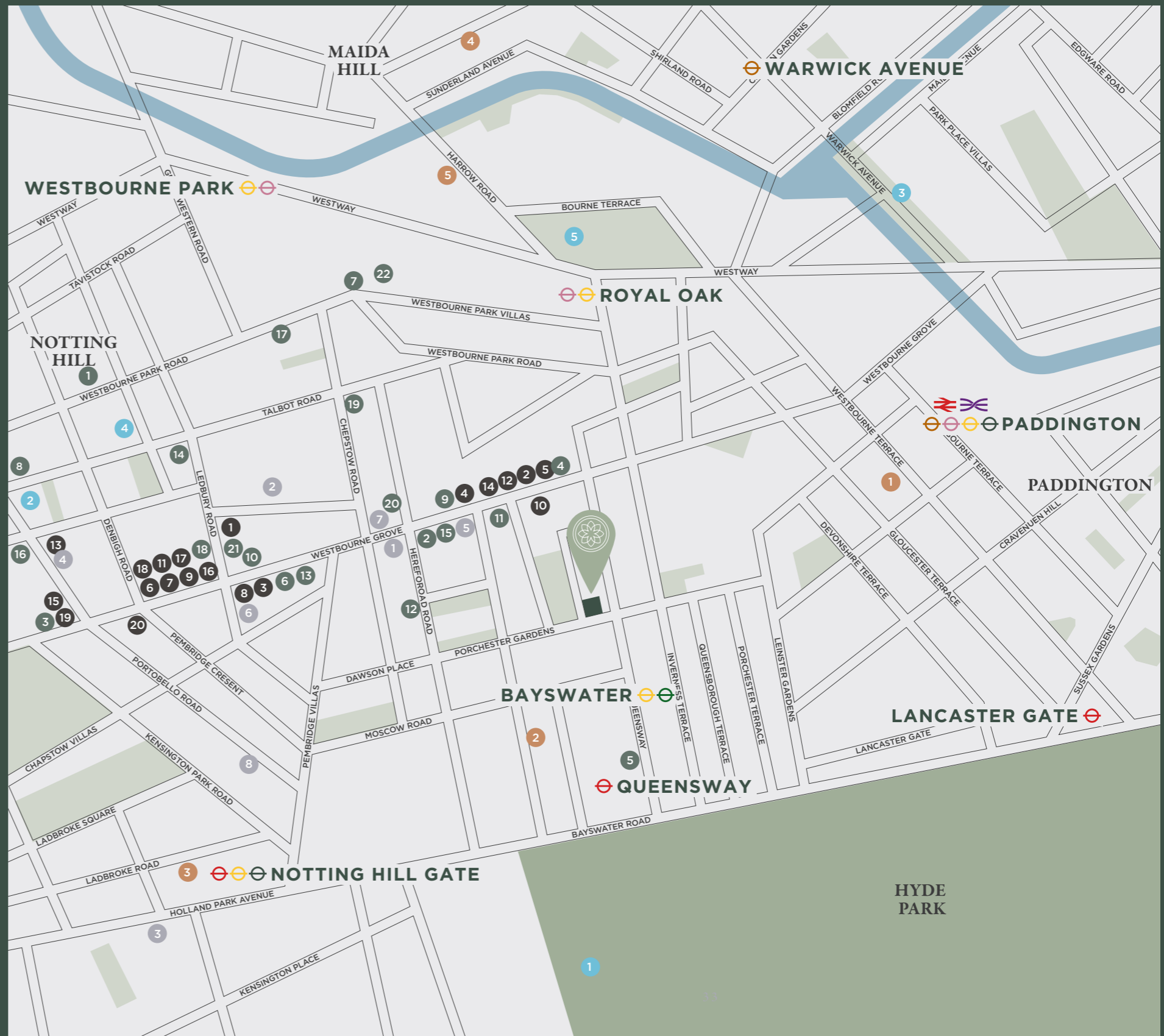
Queen Mary University

A major centre for medical research.

LOCAL AREA

Ideally placed in the bustling heart of London, Bayswater truly has it all. Home to independent retailers, calming green spaces, a buzzing gastronomy culture, and some of the best centres of education in the city, **No. 18 Porchester Gardens** is the place to discover more.

- **RETAIL**
 1. Aesop
 2. Al Saqi Books
 3. American Vintage
 4. Aveda
 5. Bo Concept
 6. Bodyism
 7. Daylesford Organic
 8. Diptyque
 9. Olebar Brown
 10. Joe And The Juice
 11. James Perse
 12. Made In Little France
 13. Mason Puget
 14. Planet Organic
 15. Portobello Market
 16. Sandro
 17. Smythson
 18. Soho Home Studio
 19. Soulcycle
 20. Wild At Heart
- **CULTURE**
 1. Clarendon Fine Art
 2. Flow Gallery
 3. The Gate Picturehouse
 4. Graffik Gallery
 5. The Hook
 6. Lacy Gallery
 7. Maddox Gallery
 8. Phoenix Gallery
- **GASTRONOMY**
 1. 7 Saints
 2. Beam
 3. Brasseria
 4. Cafe TAB X TAB
 5. CERU Queensway
 6. Cocotte
 7. The Cow
 8. The Distillery
 9. Farmacy
 10. Grainger & Co.
 11. The Hayden
 12. Hereford Road Restaurant
- **LANDMARKS**
 1. Kensington Palace
 2. Portobello Road Market
 3. Rembrandt Gardens Little Venice
 4. The Tabernacle
 5. Westbourne Green
- **EDUCATION**
 1. Kensington College
 2. Lansdowne College
 3. The London College
 4. Paddington Academy
 5. Westminster Academy
- **OTHER**
 13. Jusu Brothers
 14. The Ledbury
 15. L'eto
 16. Natoora
 17. The Oak
 18. Ottolenghi
 19. The Prince Bonaparte
 20. The Princess Royal
 21. Walmer Castle
 22. The Westbourne



TRANSPORT & CONNECTIVITY

Bayswater is well connected to the rest of the capital and beyond. Local underground stations, national rail connections and international airports are all within easy reach to get you on the move and home again.

🚇 UNDERGROUND STATIONS

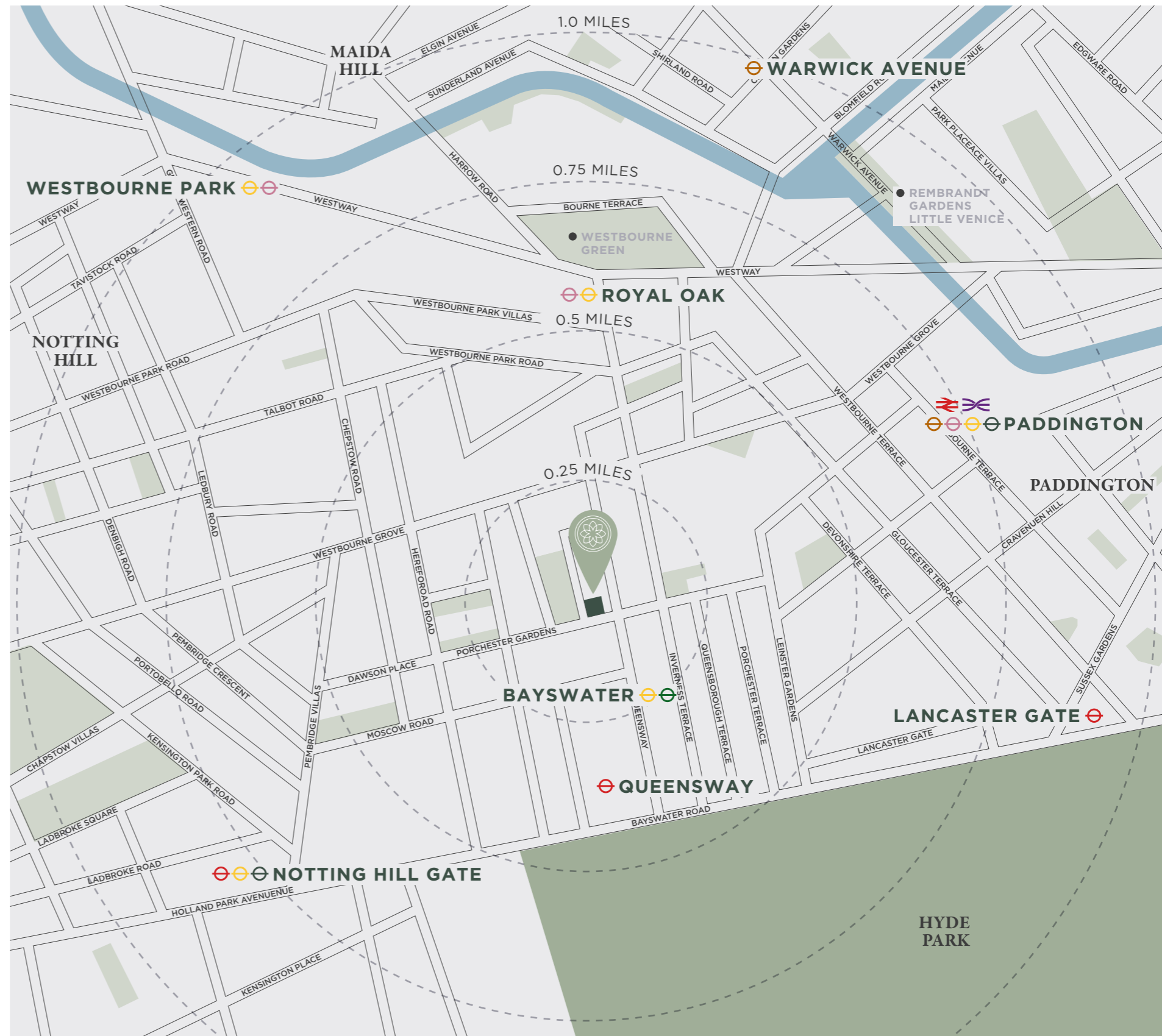
| | |
|-------------------|--------------|
| Bayswater | 3 mins walk |
| Queensway | 5 mins walk |
| Royal Oak | 9 mins walk |
| Notting Hill Gate | 12 mins walk |
| Lancaster Gate | 16 mins walk |
| Paddington | 16 mins walk |

🚆 RAILWAY STATIONS

| | |
|------------------------|-----------|
| London Paddington | 0.8 miles |
| Kings Cross St Pancras | 3.0 miles |
| Victoria Station | 3.1 miles |
| London Waterloo | 4.9 miles |

✈️ AIRPORTS

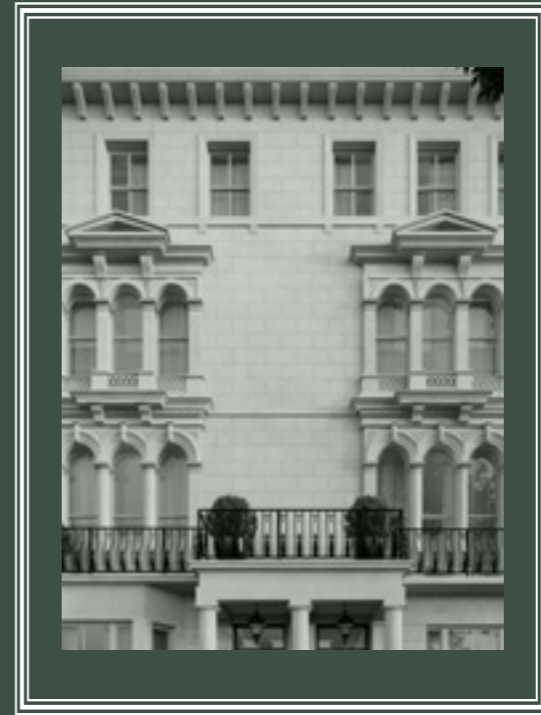
| | |
|-------------|----------|
| London City | 12 miles |
| Heathrow | 19 miles |
| Gatwick | 52 miles |





Unveiling
DESIGN
BRILLIANCE

CHAPTER III



CLASSIC ARCHITECTURE

Proud and grand Victorian architecture was designed by master craftspeople to last for generations. Taking inspiration and fine details from the original building, **No. 18 Porchester Gardens** has been reimagined for today.

TIMELESS STYLE

Originally built as palatial villas in the Victorian era, **No. 18 Porchester Gardens** is returning to its former elegance and splendor as 36 luxurious residences.





A VISION RESTORED

Albion Nord's bespoke interiors are shaped around the elegant architectural structure of the residences. Lofty high ceilings and large windows fill the spaces with light and reflect the spirit of inspired design.

A MODERN TWIST

No. 18 Porchester Gardens is filled with classical flourishes, elegant nods to the past and a harmonious blend of traditional and modern. A masterpiece in thoughtful restoration and a renewed purpose.





CLASSICAL FEATURES

Each residence benefits from large windows and an abundance of natural light, spacious layouts and natural material finishes throughout. Offering the best of both, **No. 18 Porchester Gardens** is a serene sanctuary in the heart of bustling London.

DESIGNED FOR ELEGANCE

Romantically minimal and beautifully practical, these interiors are curated for living: with functional signature flourishes joyfully in-sync with modern life.





CRAFTED BY ALBION NORD

Archival finishing touches are interior design studio Albion Nord's signature. Known for their bold and elevated spaces, each residence is an instantly subtle modern classic.



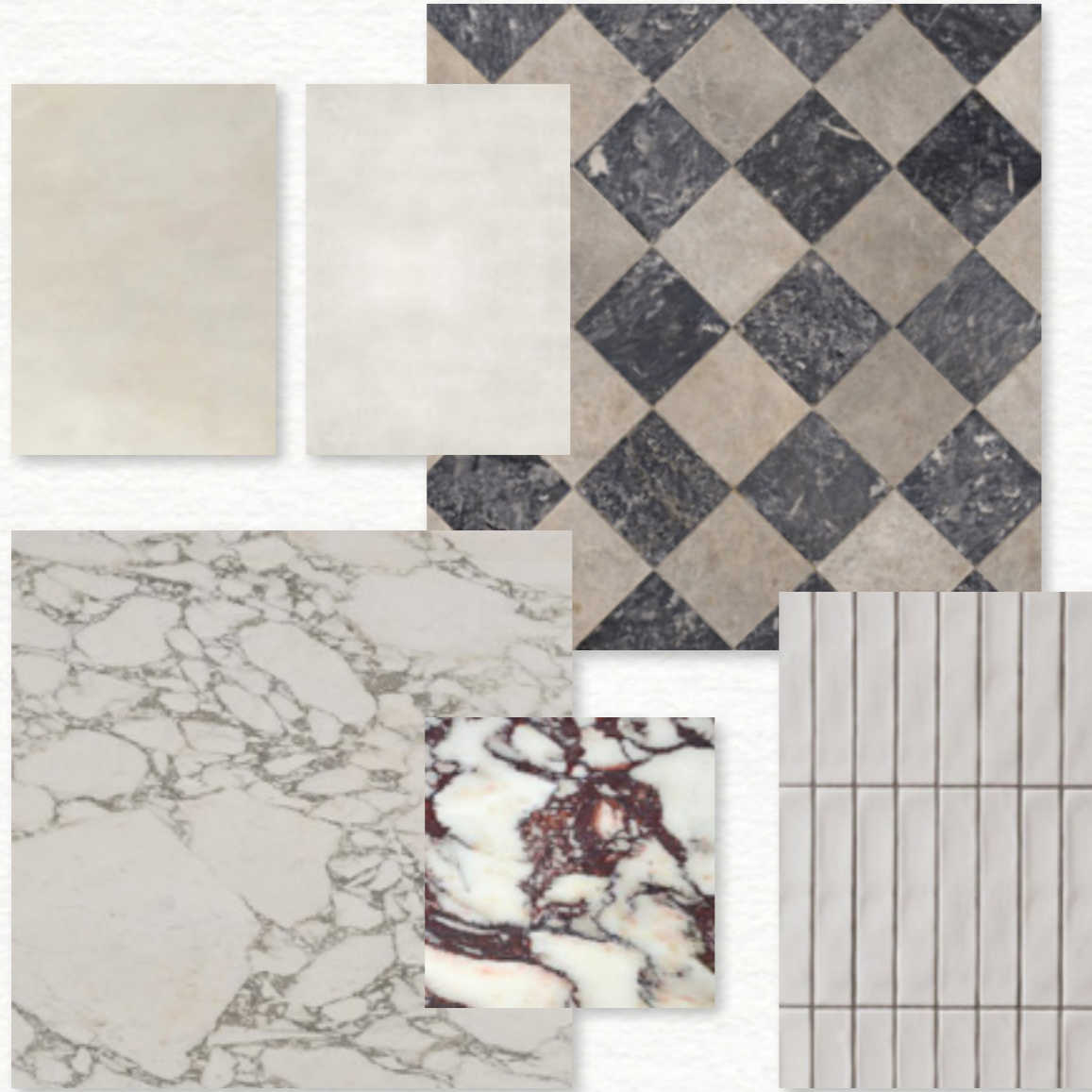
CRAFTED BY ALBION NORD

An interior design studio's dream: There are many things that make a space beautiful. Balance and proportion. A sense of sympathy with local history and architecture. But the most beautiful spaces are those with soul.

Founded in 2017, Albion Nord is an interior design studio based in London, creating spaces with a sense of place and curating the objects within.

“The interior architecture and scheme draws inspiration from the site itself, the Victorian era and the surrounding area of Bayswater. The Albion Nord design builds on the contemporary adaptation of a Grade II listed, prime London residence with a playful, modern colour palette paired with refined, classical detailing.”

OTTALIE STRIDE
CREATIVE DIRECTOR, ALBION NORD





A PLAY ON HERITAGE

An architect's dream: upgrading and enhancing a true heritage asset for future generations, with living spaces and natural materials that touch the earth more gently than those that came before.

MAP Architecture was founded in 2017 to create beautiful and functional buildings that make a positive social and environmental impact.

“Conservation was key to redeveloping No. 18 Porchester Gardens. We worked with the building’s beautiful period features and optimised them for uniquely comfortable living.”

ROB MAWSON
ARCHITECT AND PARTNER, MAP

Discover
**THE
FLOORPLANS**

CHAPTER IV

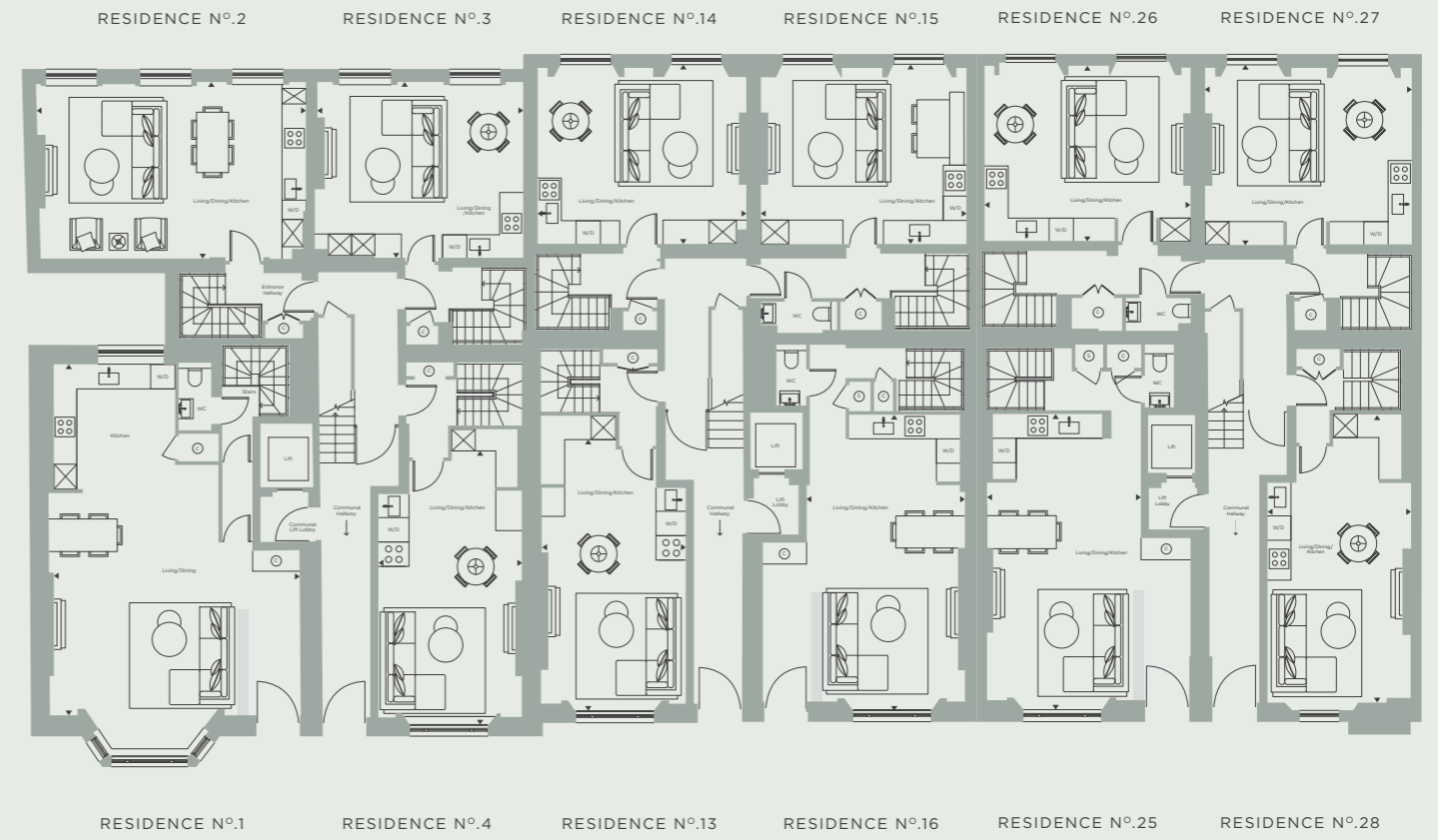
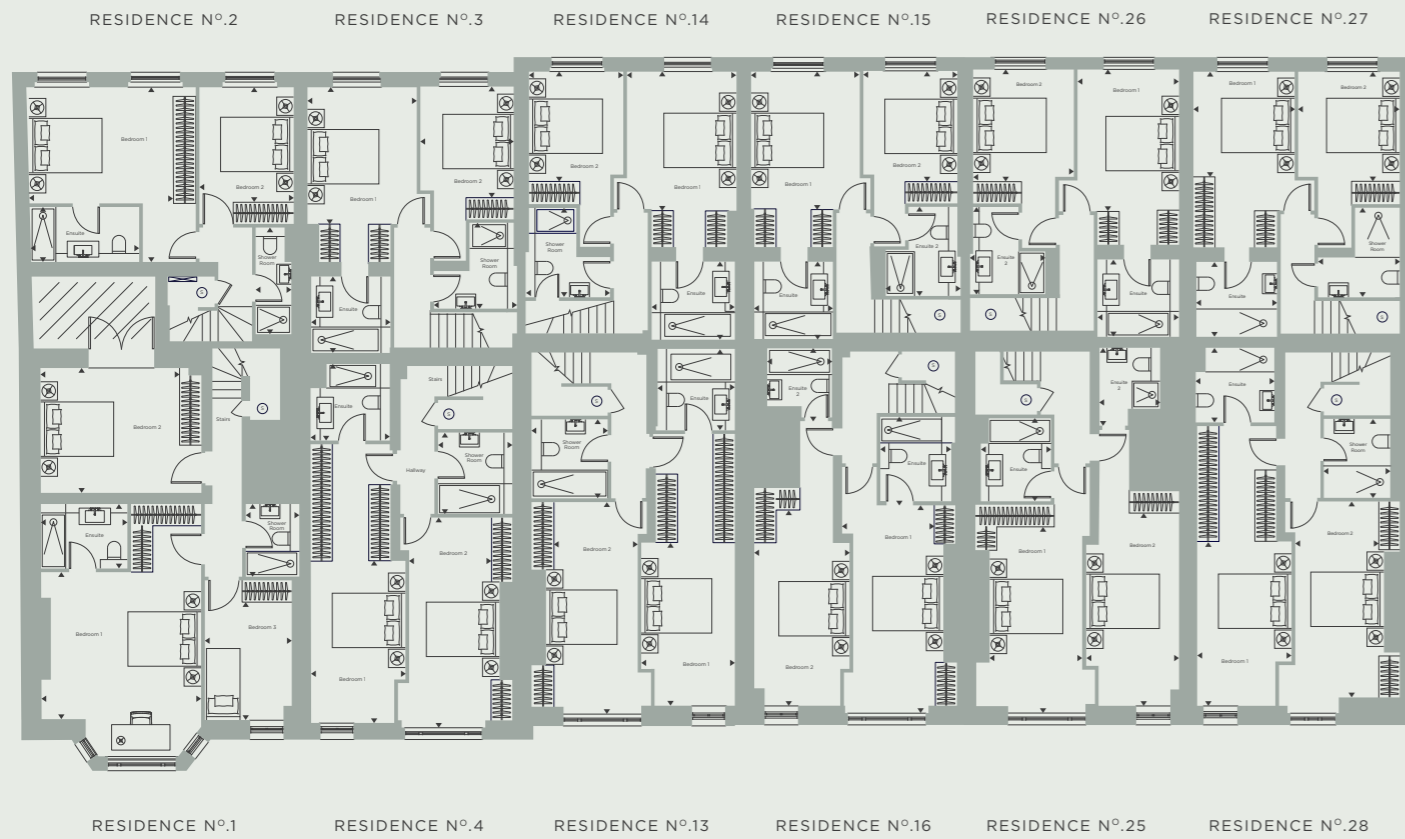




Floorplans
LOWER GROUND &
GROUND FLOORS

LOWER GROUND

GROUND FLOOR



18 PORCHESTER GARDENS
RESIDENCE N° 1

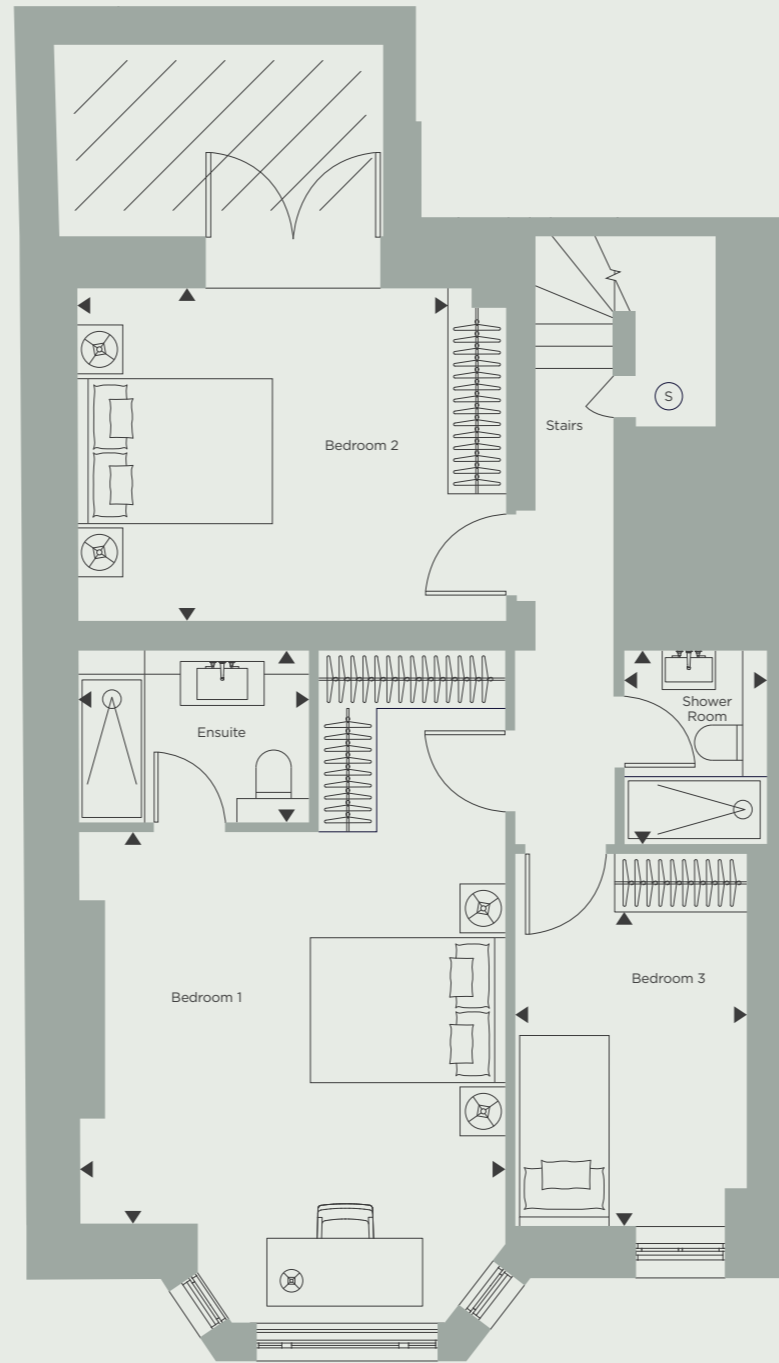
THREE BEDROOM
 GROUND & LOWER GROUND FLOOR

| | | |
|----------------------------|--------------------------|----------------------------|
| Total Internal Area | 133 m² | 1435 ft² |
| Kitchen | 3.6m x 3.3m | 11'8" x 10'11" |
| Living/Dining | 7.1m x 6.8m | 23'2" x 22'3" |
| Bedroom 1 | 6.4m x 4.4m | 20'10" x 14'5" |
| Ensuite | 1.8m x 2.4m | 5'10" x 7'10" |
| Bedroom 2 | 3.4m x 4.7m | 11.4" x 15.5" |
| Bedroom 3 | 3.9m x 2.4m | 12.8" x 7'10" |
| Shower Room | 2.0m x 1.5m | 6.7" x 4'11" |

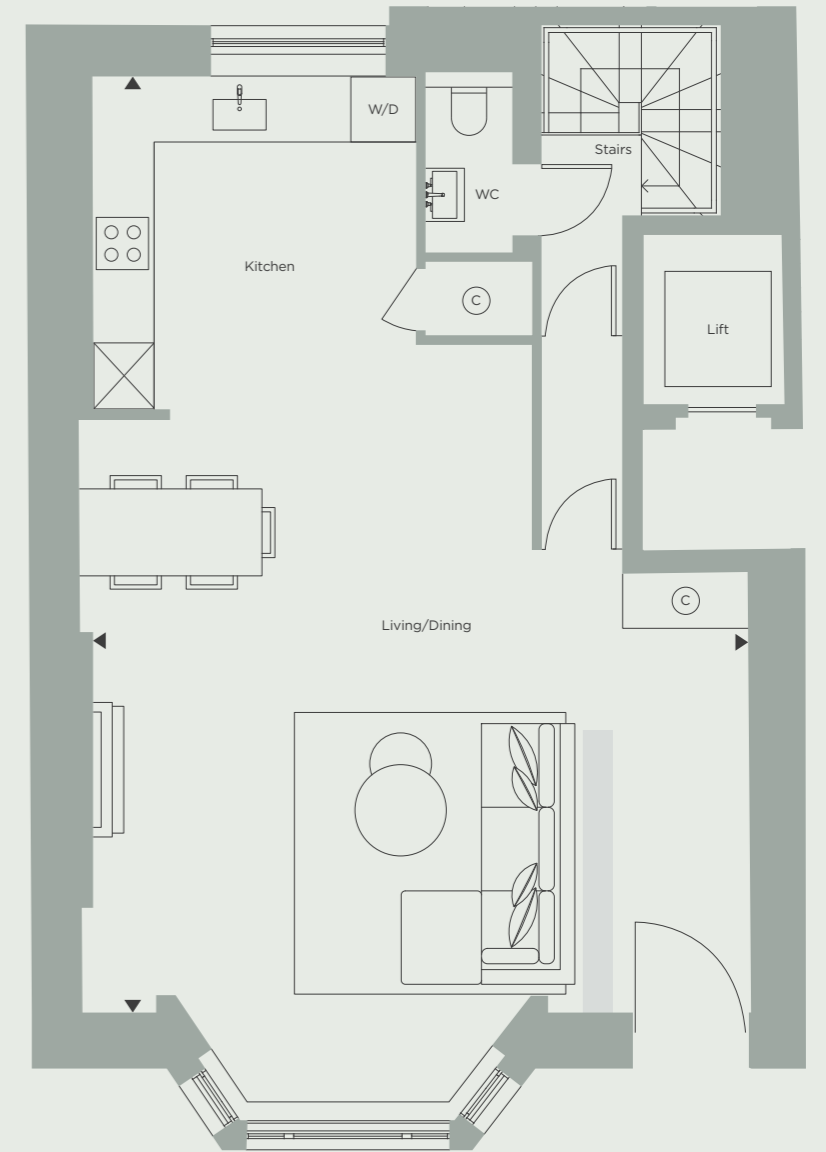
- Ⓢ Services
- Ⓒ Cloakroom
- ☒ Lightwell
- W/D Washer/Dryer



PORCHESTER GARDENS



LOWER GROUND



GROUND FLOOR




Floorplan illustrations show the layout of the accommodation only, are not to scale, and must not be relied upon as a statement of fact. Measurements are taken from arrow markers. All measurements are approximate only, and have been measured in accordance with the Code of Measuring Practice 6th Edition (GIA) and are inclusive of internal structural area.

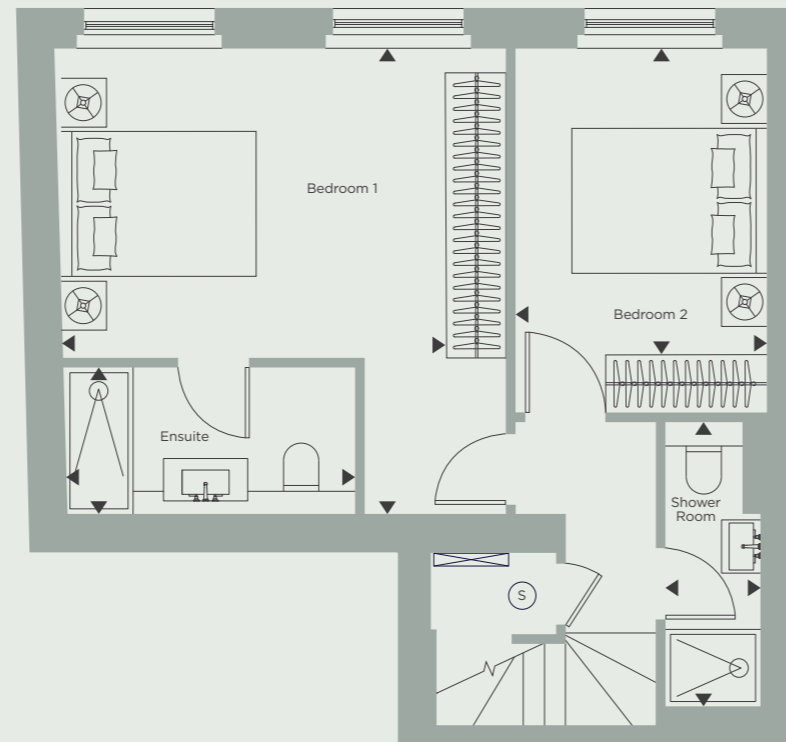
18 PORCHESTER GARDENS

RESIDENCE N° 2

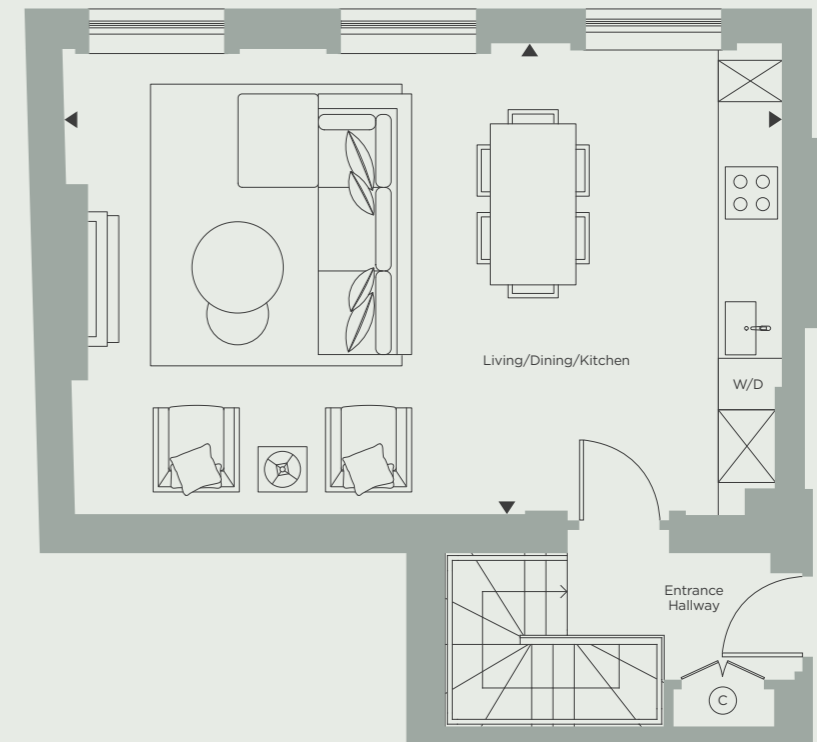
TWO BEDROOM
GROUND & LOWER GROUND FLOOR

| Total Internal Area | 86 m ² | 931 ft ² |
|-----------------------|-------------------|---------------------|
| Living/Dining/Kitchen | 4.8m x 7.4m | 15.10" x 24.5" |
| Bedroom 1 | 4.8m x 4m | 15.10" x 13" |
| Ensuite | 1.5m x 3.0m | 5.0" x 9.9" |
| Bedroom 2 | 3.8m x 2.6m | 12.4" x 8.7" |
| Shower Room | 1.0m x 2.9m | 3.3" x 9.8" |

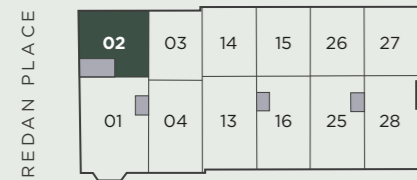
-  Services
-  Cloakroom
-  Washer/Dryer



LOWER GROUND






GROUND FLOOR

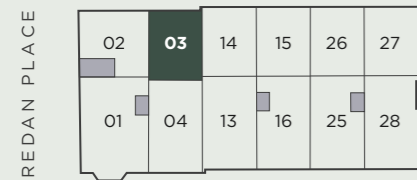


18 PORCHESTER GARDENS
RESIDENCE N° 3

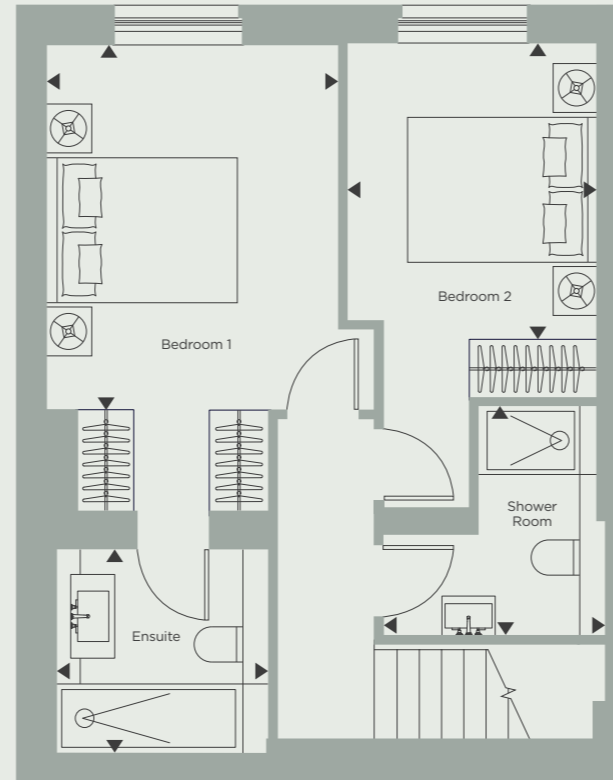
TWO BEDROOM
GROUND & LOWER GROUND FLOOR

| | | |
|----------------------------|-------------------------|---------------------------|
| Total Internal Area | 77 m² | 826 ft² |
| Living/Dining/Kitchen | 4.9m x 5.7m | 16.3" x 18.7" |
| Bedroom 1 | 4.8m x 3.4m | 15.10" x 11.1" |
| Ensuite | 2.1m x 2.2m | 6.11" x 7.2" |
| Bedroom 2 | 4.8m x 2.6m | 15.10" x 8.6" |
| Shower Room | 2.4m x 2.3m | 7.9" x 7.6" |

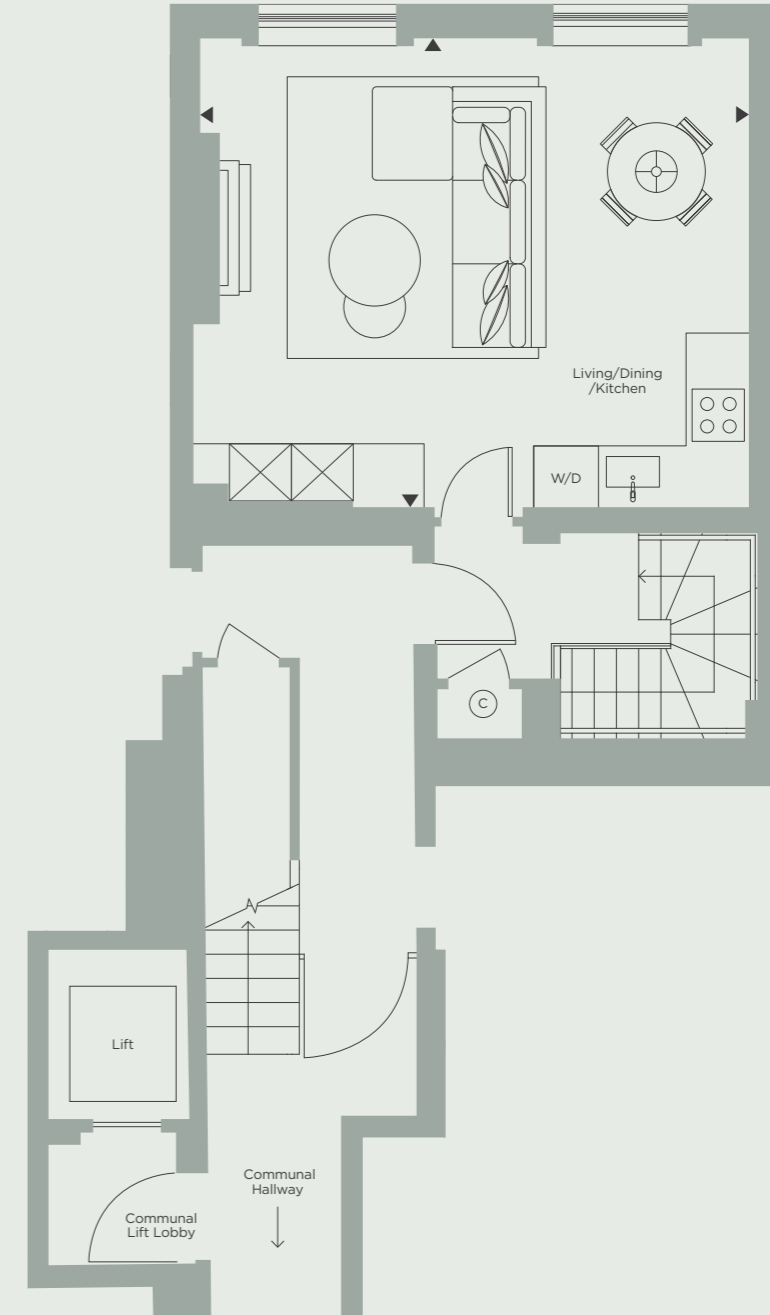
-  Services
-  Cloakroom
-  Washer/Dryer



PORCHESTER GARDENS



LOWER GROUND



GROUND FLOOR

18 PORCHESTER GARDENS

RESIDENCE N° 4

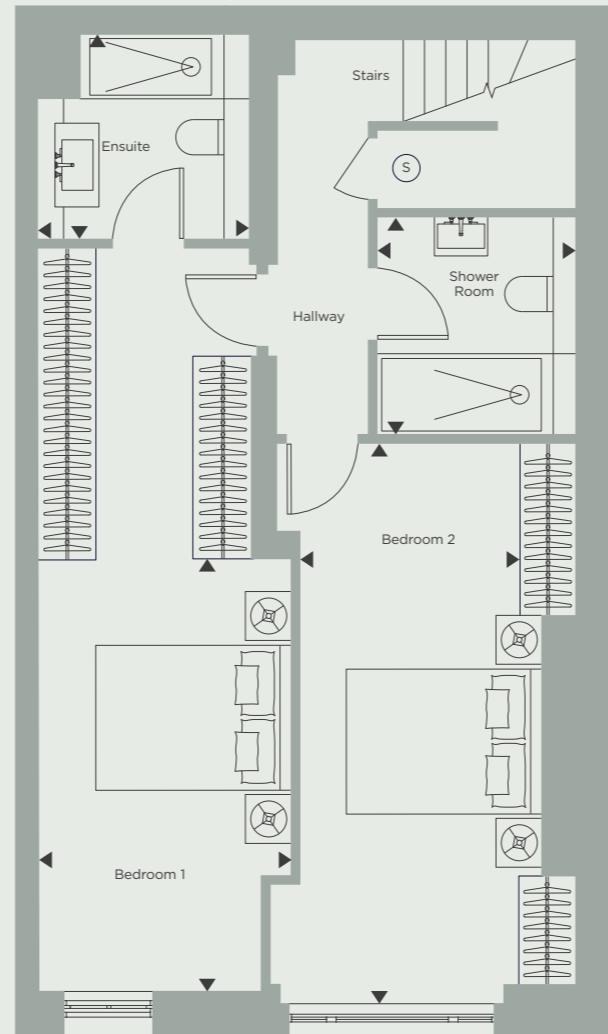
TWO BEDROOM
GROUND & LOWER GROUND FLOOR

| | | |
|----------------------------|-------------------------|---------------------------|
| Total Internal Area | 91 m² | 983 ft² |
| Living/Dining/Kitchen | 7.9m x 4.0m | 26.0" x 13.0" |
| Bedroom 1 | 7.7m x 2.6m | 25.2" x 8.6" |
| Ensuite | 2.1m x 2.2m | 6.10" x 7.2" |
| Bedroom 2 | 5.8m x 2.6m | 19.0" x 8.5" |
| Shower Room | 2.2m x 2.1m | 7.4" x 6.10" |

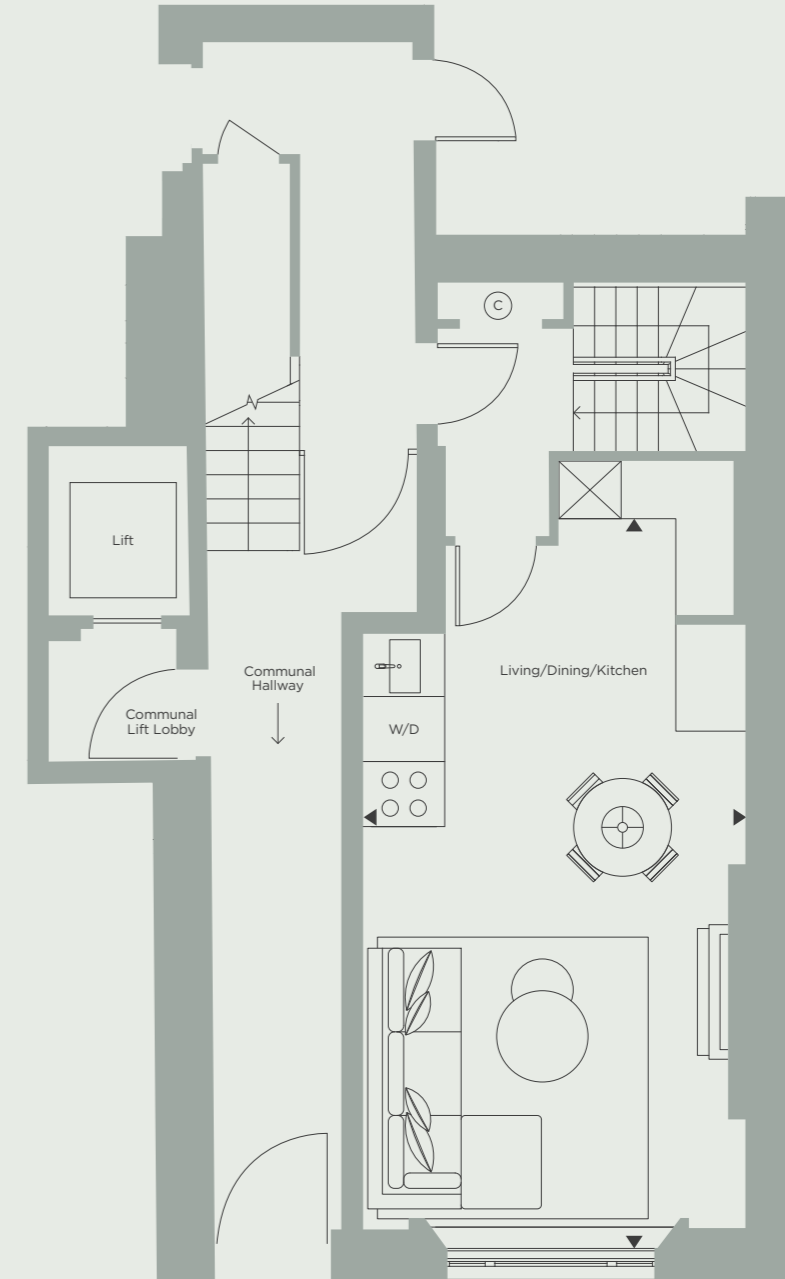
- S Services
- C Cloakroom
- W/D Washer/Dryer



PORCHESTER GARDENS



LOWER GROUND






GROUND FLOOR

18 PORCHESTER GARDENS

RESIDENCE N° 13

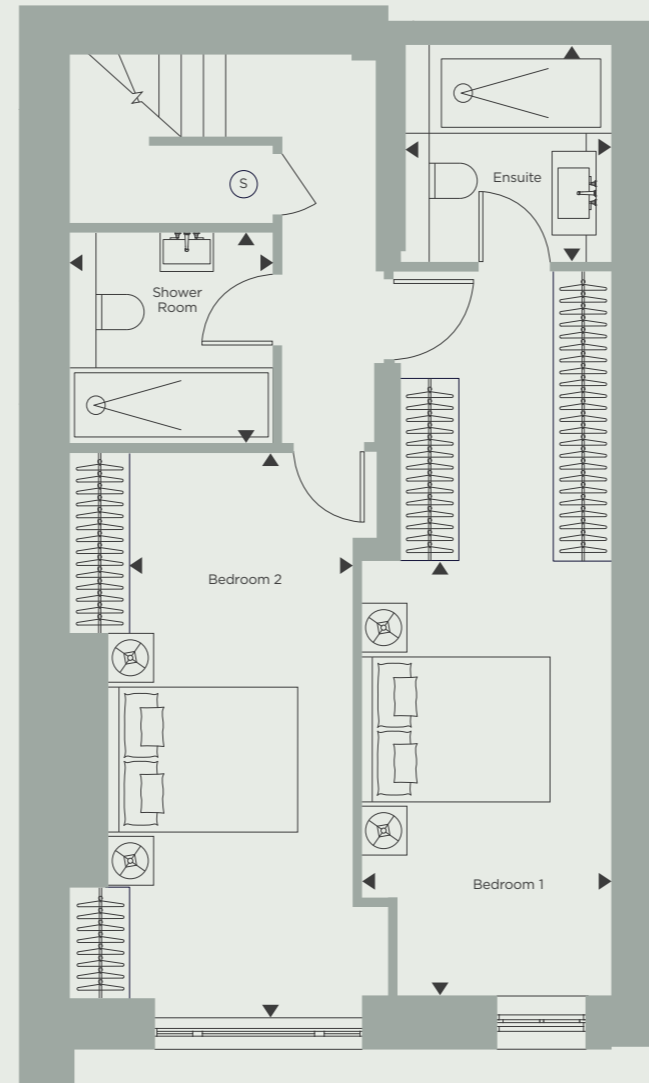
TWO BEDROOM
GROUND & LOWER GROUND FLOOR

| | | |
|----------------------------|-------------------------|---------------------------|
| Total Internal Area | 92 m² | 991 ft² |
| Living/Dining/Kitchen | 8.1m x 4.0m | 26.8" x 13.1" |
| Bedroom 1 | 7.5m x 2.6m | 24.7" x 8.5" |
| Ensuite | 2.2m x 2.1m | 7.4" x 7.0" |
| Bedroom 2 | 5.8m x 2.7m | 19.2" x 8.9" |
| Shower Room | 2.2m x 2.1m | 7.2" x 6.10" |

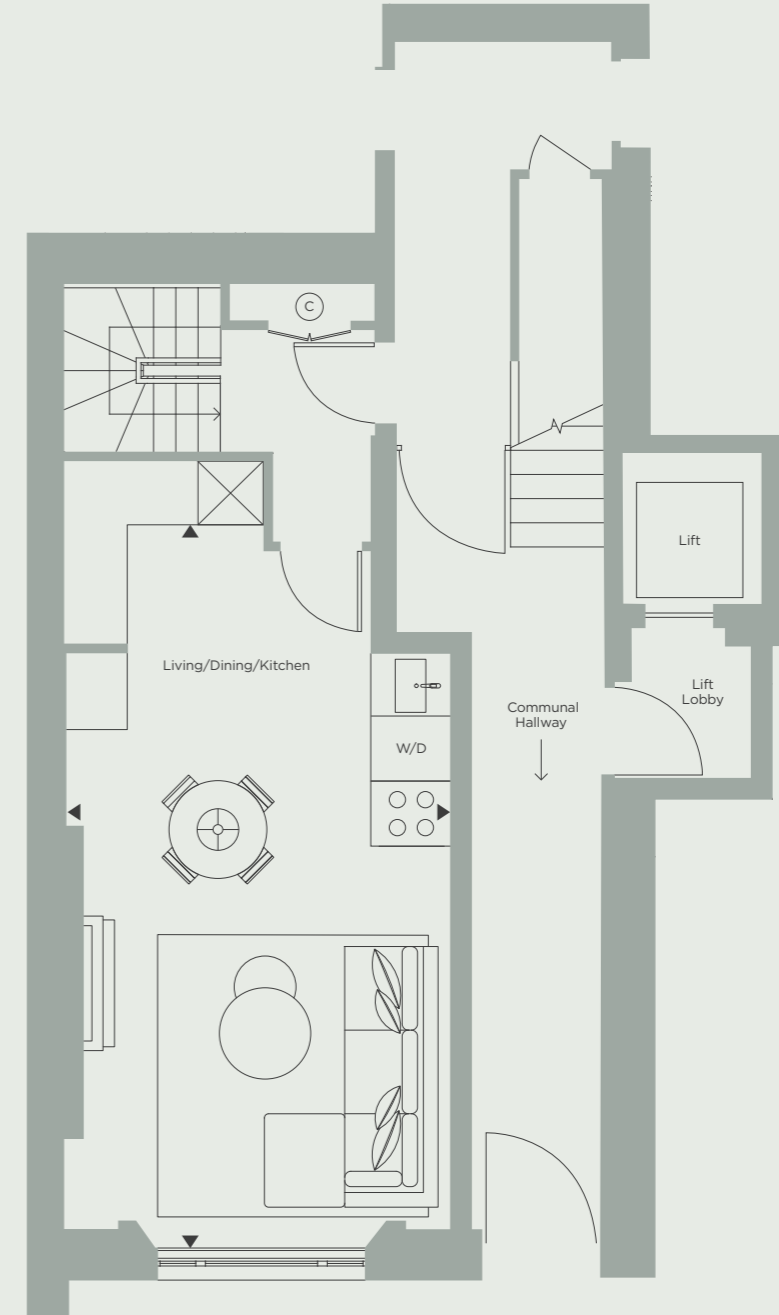
-  Services
-  Cloakroom
-  Washer/Dryer



PORCHESTER GARDENS



LOWER GROUND






GROUND FLOOR

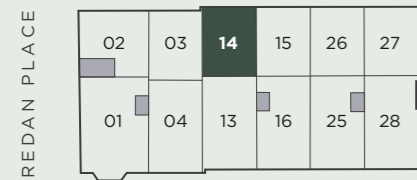
18 PORCHESTER GARDENS

RESIDENCE N° 14

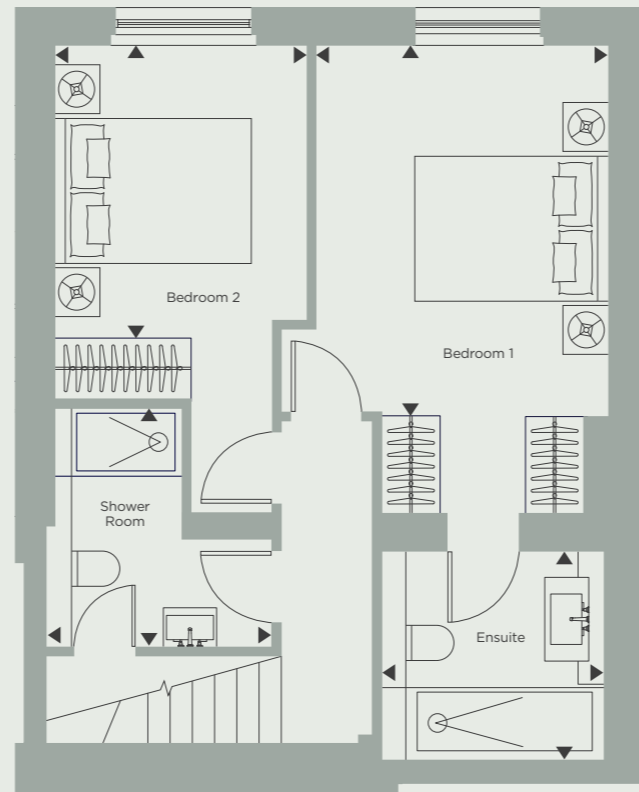
TWO BEDROOM
GROUND & LOWER GROUND FLOOR

| | | |
|----------------------------|-------------------------|---------------------------|
| Total Internal Area | 78 m² | 836 ft² |
| Living/Dining/Kitchen | 5.8m x 4.9m | 18'10" x 16'2" |
| Bedroom 1 | 3.8m x 3.0m | 12'7" x 9'11" |
| Ensuite | 2.2m x 2.3m | 7'1" x 7'6" |
| Bedroom 2 | 3.0m x 2.6m | 9'11" x 8'6" |
| Shower Room | 2.5m x 2.3m | 8'1" x 7'7" |

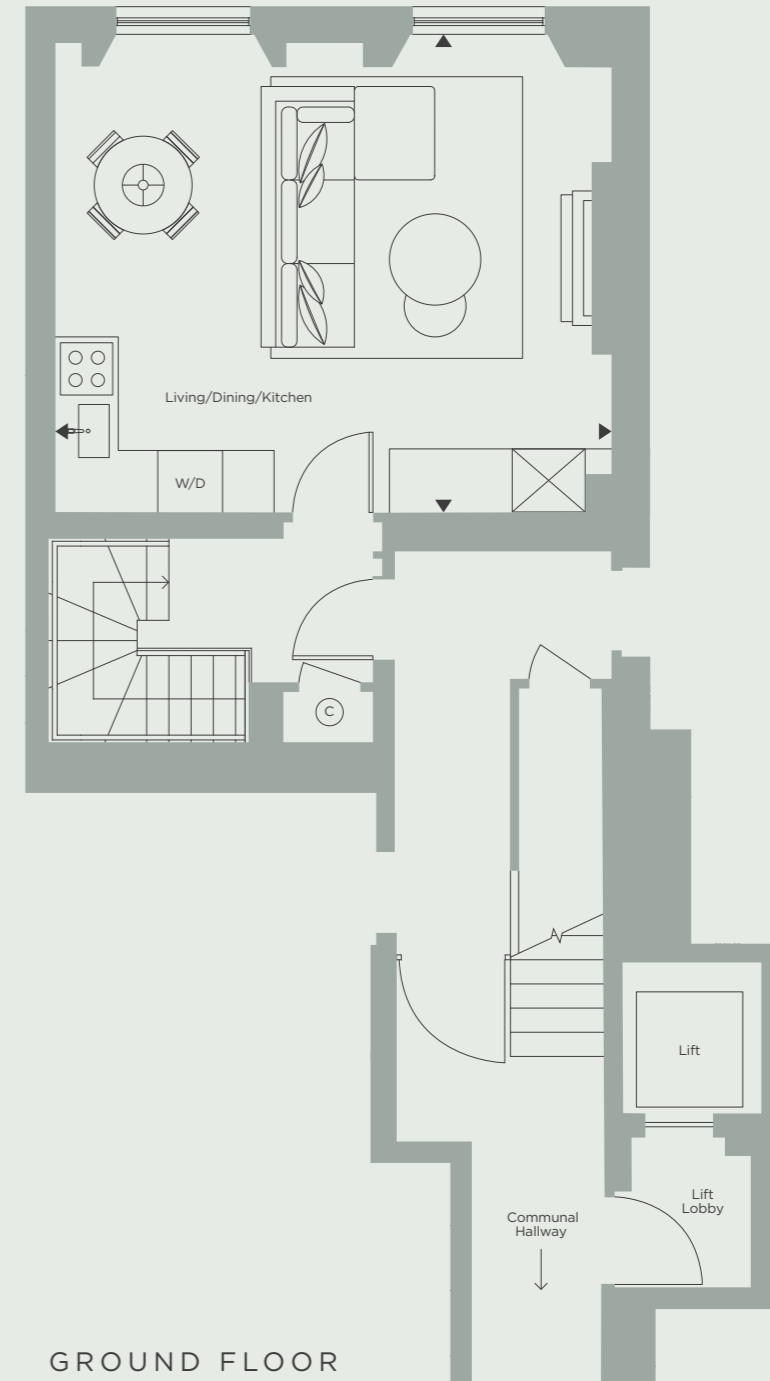
-  Services
-  Cloakroom
-  Washer/Dryer



PORCHESTER GARDENS



LOWER GROUND






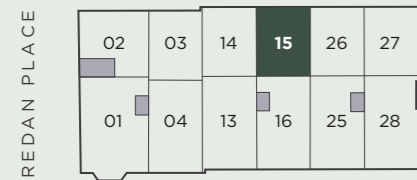
GROUND FLOOR

18 PORCHESTER GARDENS
RESIDENCE N° 15

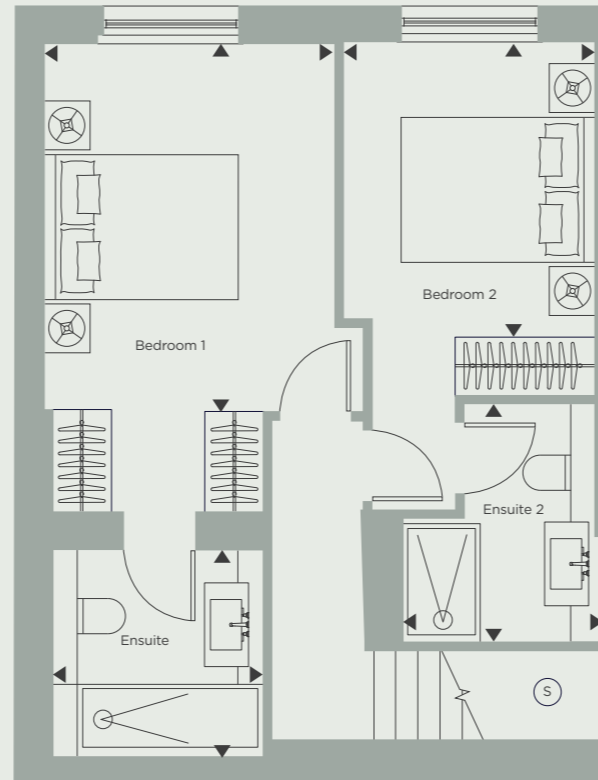
TWO BEDROOM
 GROUND & LOWER GROUND FLOOR

| Total Internal Area | 83 m ² | 891 ft ² |
|-----------------------|-------------------|---------------------|
| Living/Dining/Kitchen | 4.9m x 5.7m | 16.3" x 18.7" |
| Bedroom 1 | 3.8m x 3.0m | 12.5" x 9.10" |
| Ensuite | 2.1m x 2.2m | 6.11" x 7.1" |
| Bedroom 2 | 3.1m x 2.6m | 10.0" x 8.6" |
| Ensuite 2 | 2.5m x 2.1m | 8.0" x 6.10" |

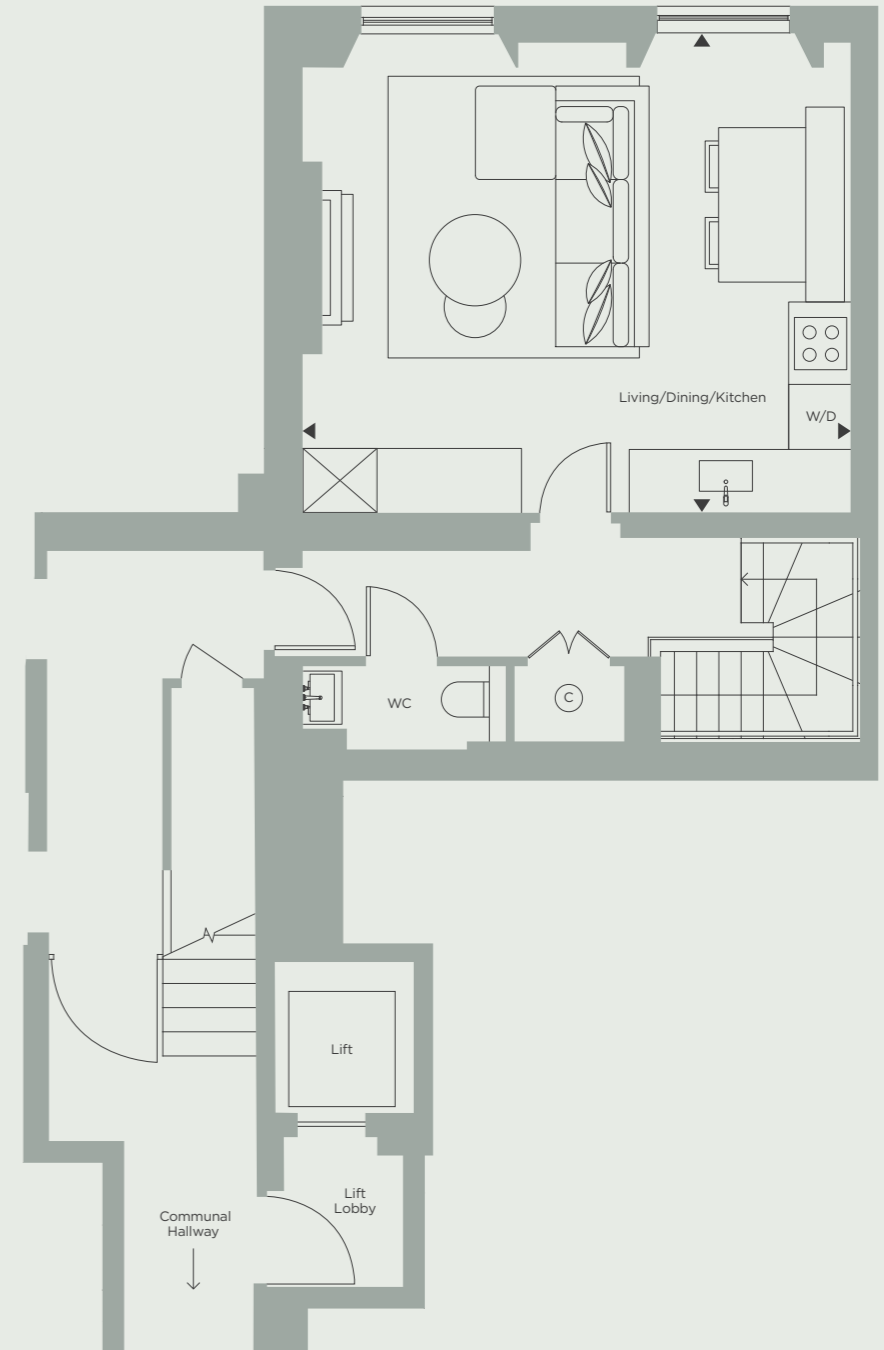
-  Services
-  Cloakroom
-  Washer/Dryer



PORCHESTER GARDENS



LOWER GROUND



GROUND FLOOR

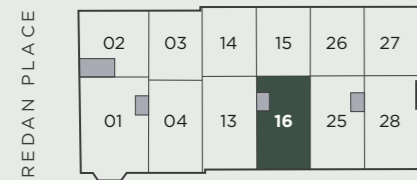
18 PORCHESTER GARDENS

RESIDENCE N° 16

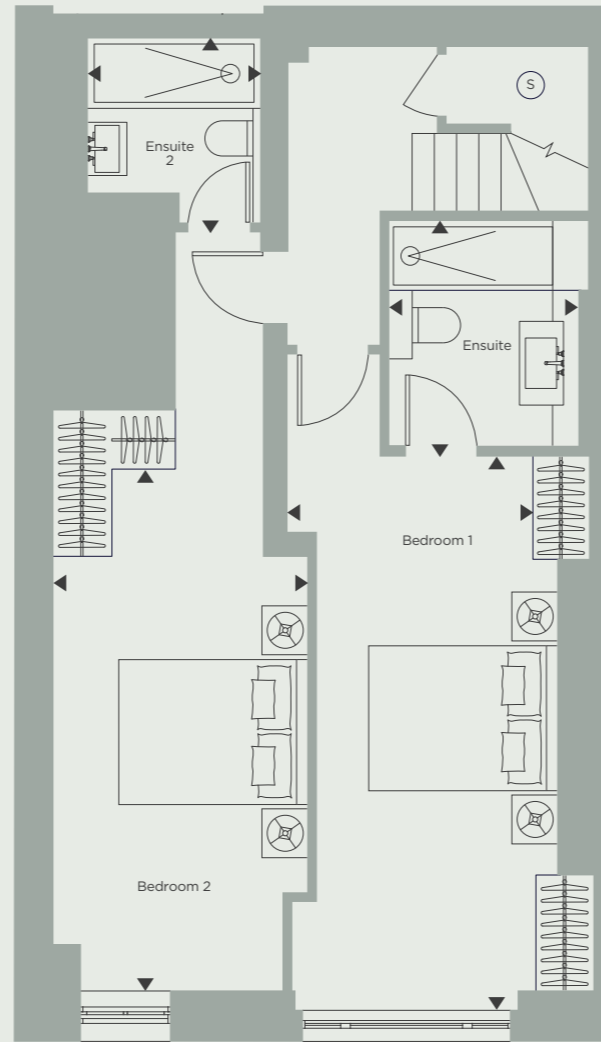
TWO BEDROOM
GROUND & LOWER GROUND FLOOR

| Total Internal Area | 100 m ² | 1080 ft ² |
|-----------------------|--------------------|----------------------|
| Living/Dining/Kitchen | 8.1m x 4.4m | 26.8" x 14.4" |
| Bedroom 1 | 5.7m x 2.5m | 18.10" x 8.4" |
| Ensuite | 2.3m x 2.1m | 7.7" x 6.9" |
| Bedroom 2 | 5.4m x 2.6m | 17.8" x 8.5" |
| Ensuite 2 | 1.6m x 1.8m | 5.3" x 5.11" |

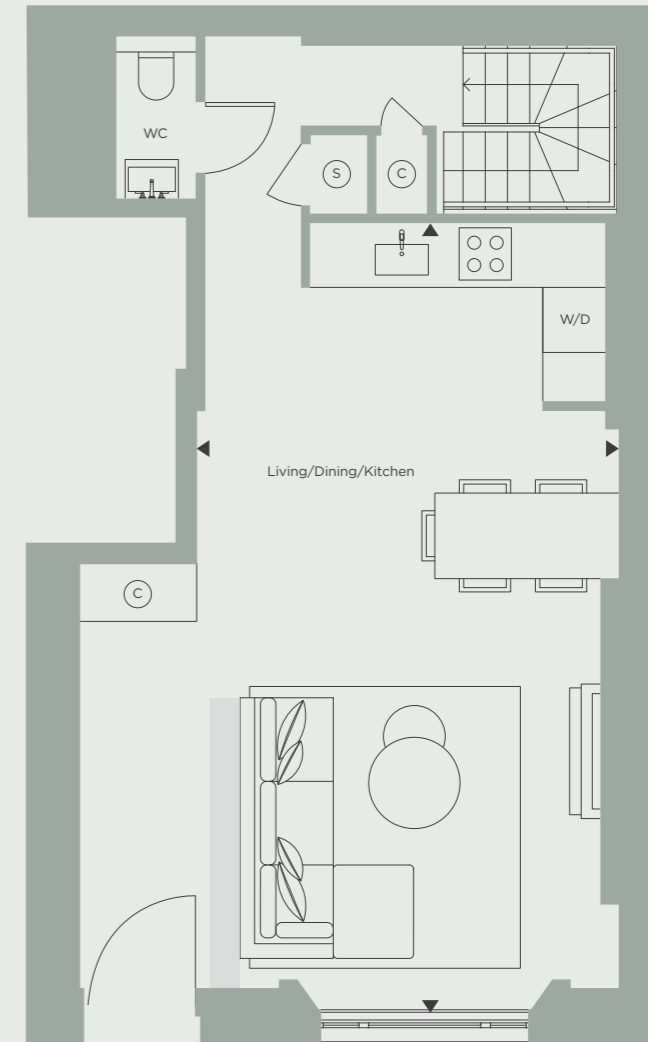
- S Services
- C Cloakroom
- W/D Washer/Dryer



PORCHESTER GARDENS



LOWER GROUND






GROUND FLOOR

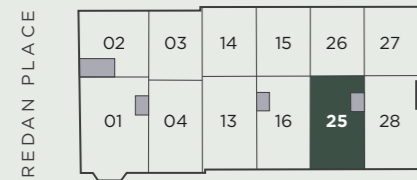
18 PORCHESTER GARDENS

RESIDENCE N° 25

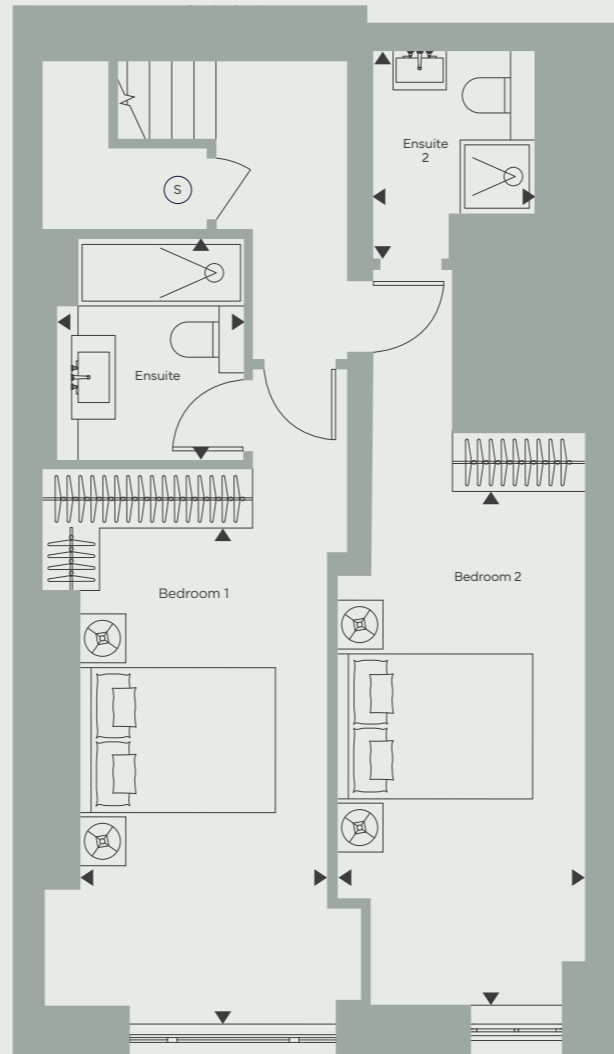
TWO BEDROOM
GROUND & LOWER GROUND FLOOR

| Total Internal Area | 101 m ² | 1083 ft ² |
|-----------------------|--------------------|----------------------|
| Living/Dining/Kitchen | 8.2m x 4.2m | 26.9" x 13.11" |
| Bedroom 1 | 5.7m x 3.3m | 18.10" x 10.8" |
| Ensuite | 2.3m x 1.9m | 7.6" x 6.4" |
| Bedroom 2 | 5.9m x 2.6m | 19.5" x 8.5" |
| Ensuite 2 | 2.1m x 1.7m | 7.1" x 5.6" |

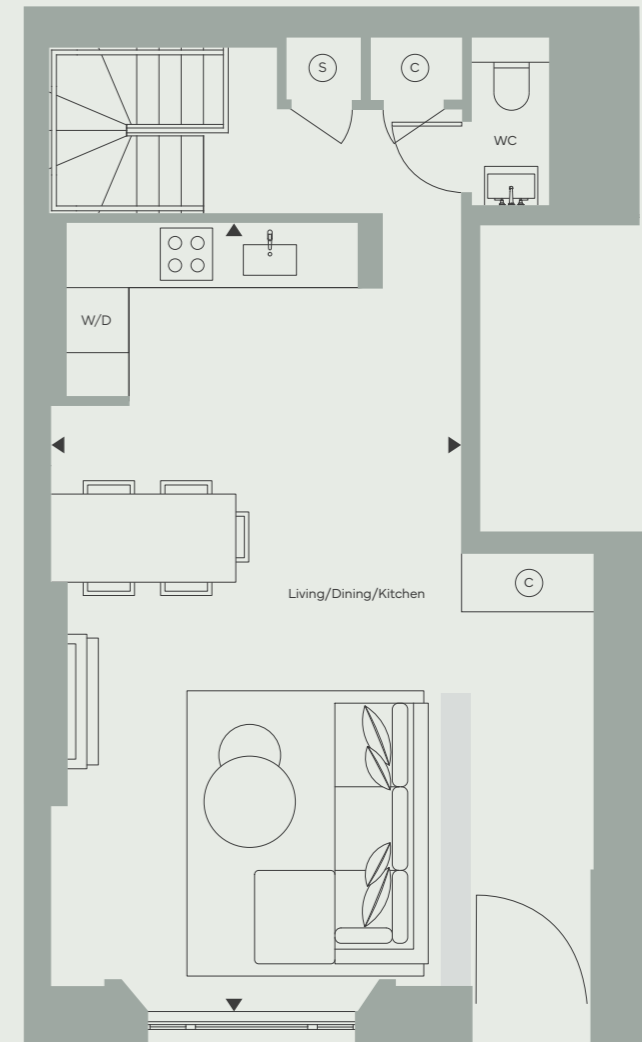
-  Services
-  Cloakroom
-  Washer/Dryer



PORCHESTER GARDENS



LOWER GROUND



GROUND FLOOR

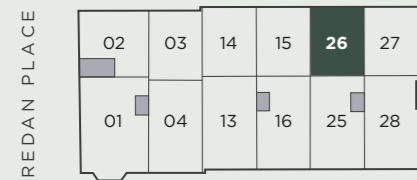
18 PORCHESTER GARDENS

RESIDENCE N° 26

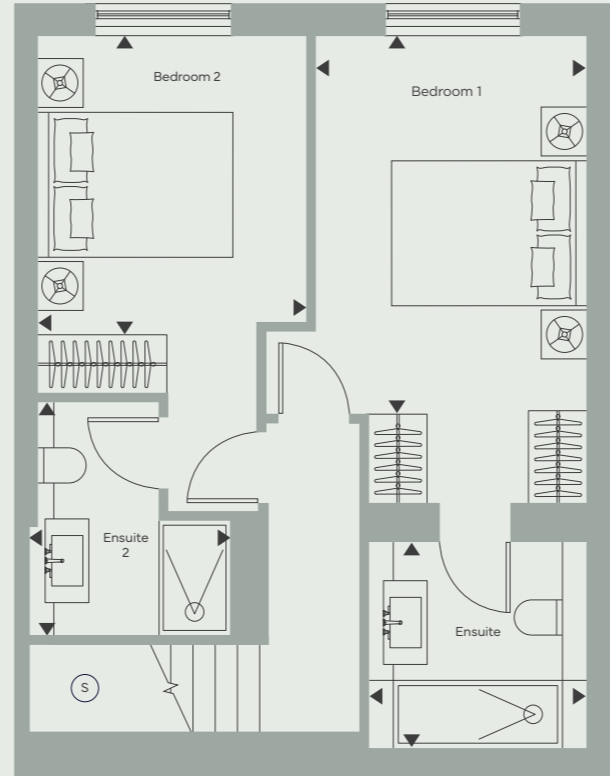
TWO BEDROOM
GROUND & LOWER GROUND FLOOR

| | | |
|----------------------------|-------------------------|---------------------------|
| Total Internal Area | 82 m² | 887 ft² |
| Living/Dining/Kitchen | 4.8m x 5.7m | 15.10" x 18.8" |
| Bedroom 1 | 3.9m x 2.8m | 12.10" x 9.2" |
| Ensuite | 2.1m x 2.2m | 7.0" x 7.5" |
| Bedroom 2 | 3.1m x 2.8m | 10.2" x 9.1" |
| Ensuite 2 | 2.4m x 2.1m | 7.11" x 6.10" |

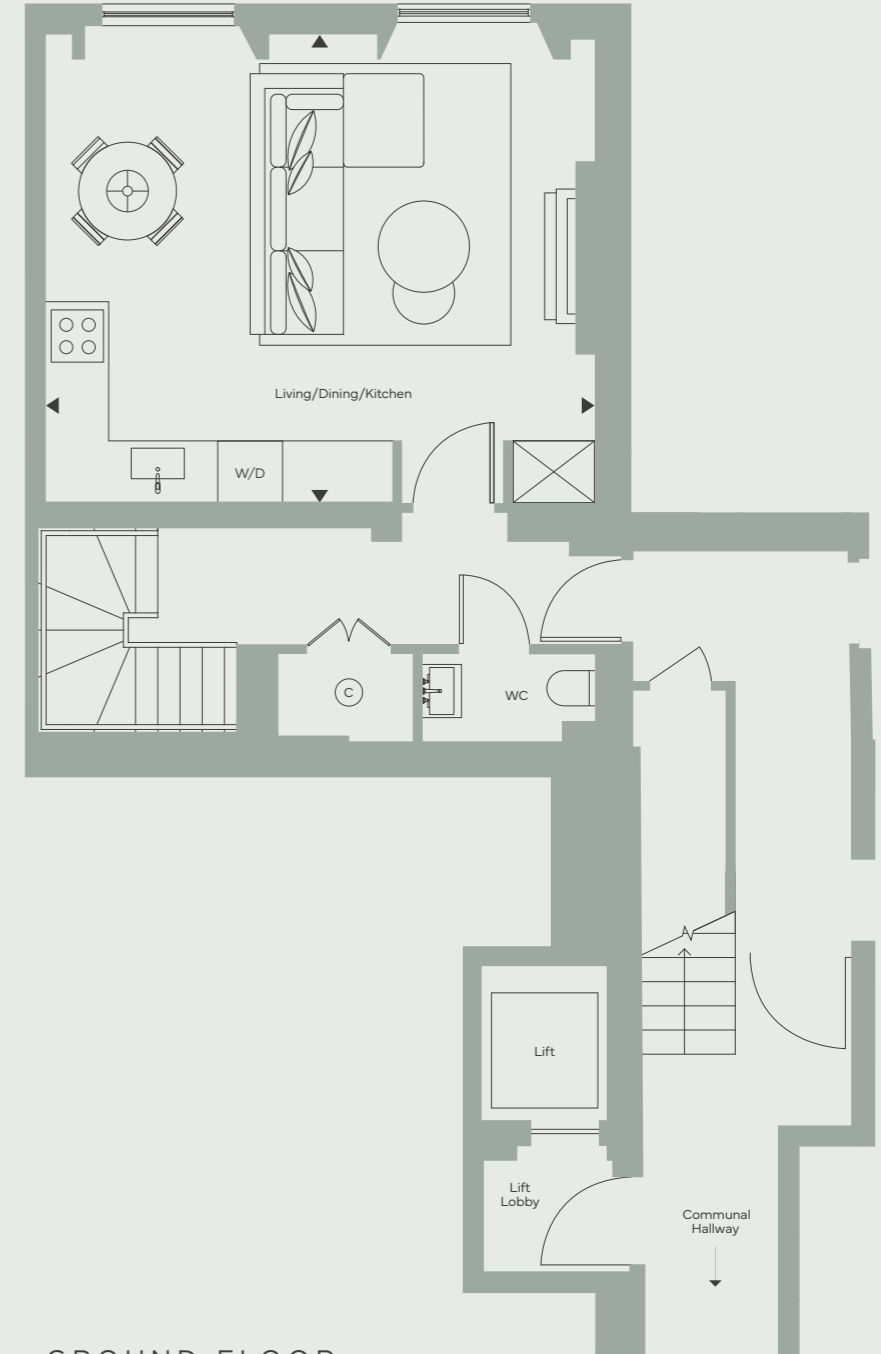
- S Services
- C Cloakroom
- W/D Washer/Dryer



PORCHESTER GARDENS



LOWER GROUND






GROUND FLOOR

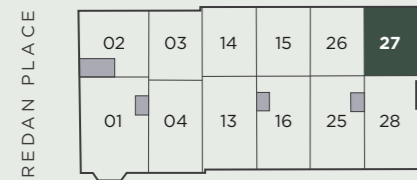
18 PORCHESTER GARDENS

RESIDENCE N° 27

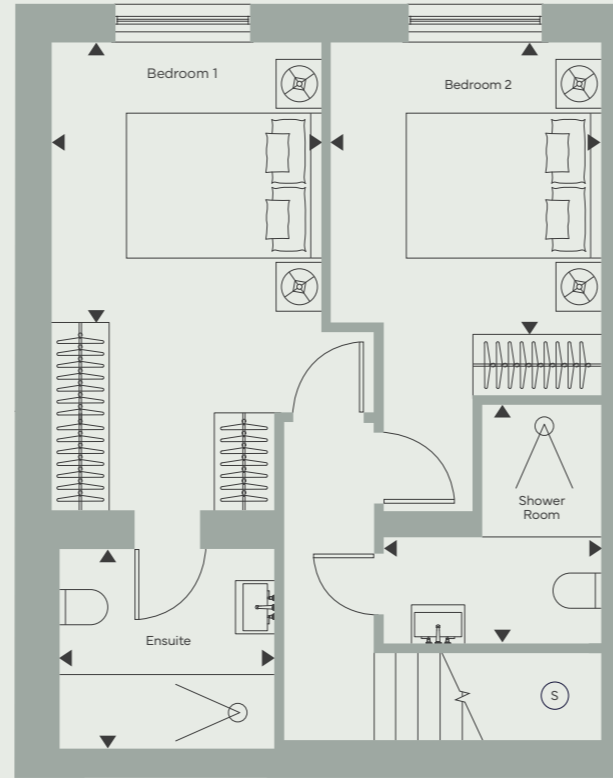
TWO BEDROOM
GROUND & LOWER GROUND FLOOR

| Total Internal Area | 76 m ² | 822 ft ² |
|-----------------------|-------------------|---------------------|
| Living/Dining/Kitchen | 5.0m x 5.7m | 16.4" x 18.7" |
| Bedroom 1 | 4.8m x 2.8m | 15.11" x 9.2" |
| Ensuite | 2.1m x 2.2m | 6.10" x 7.3" |
| Bedroom 2 | 3.0m x 2.8m | 9.11" x 9.2" |
| Shower Room | 2.5m x 2.0m | 8.1" x 6.6" |

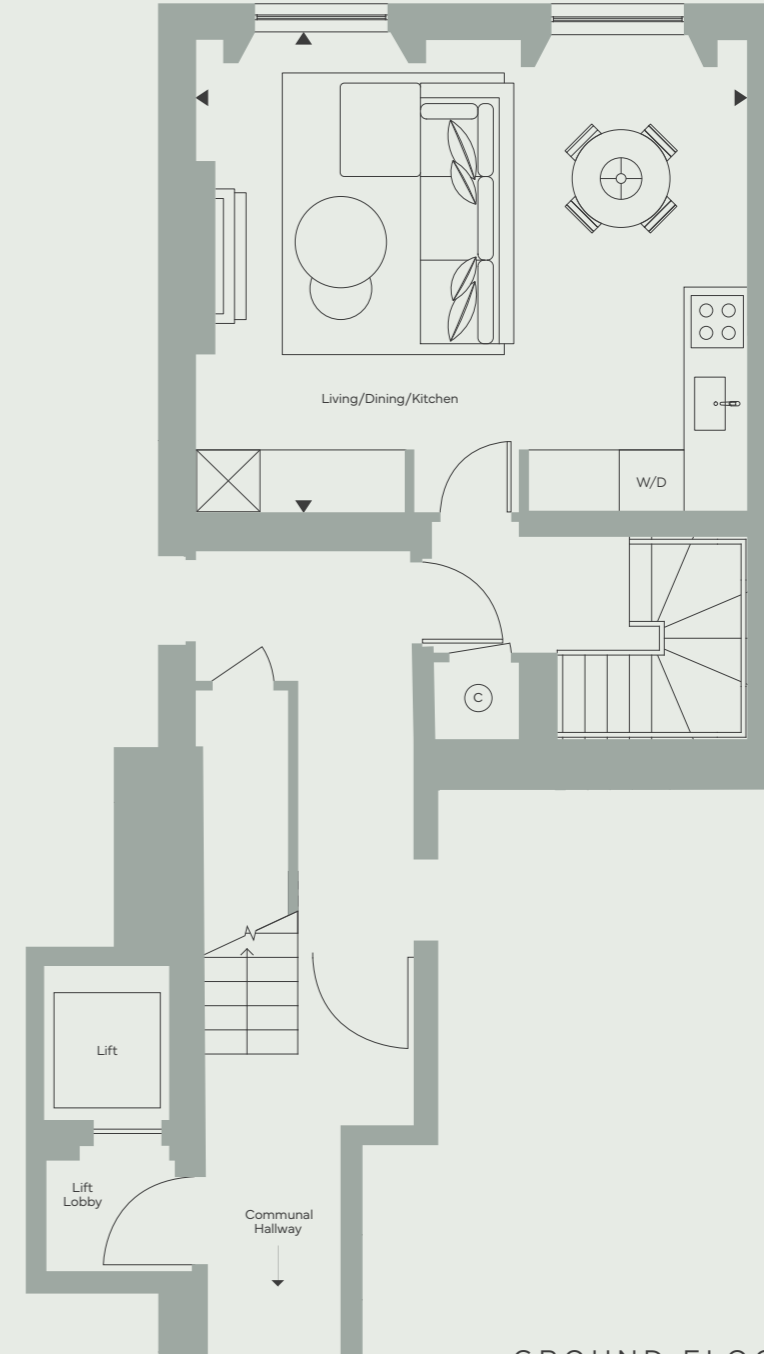
-  Services
-  Cloakroom
-  Washer/Dryer



PORCHESTER GARDENS



LOWER GROUND



GROUND FLOOR

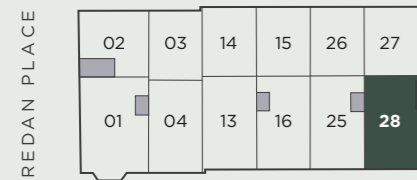
18 PORCHESTER GARDENS

RESIDENCE N° 28

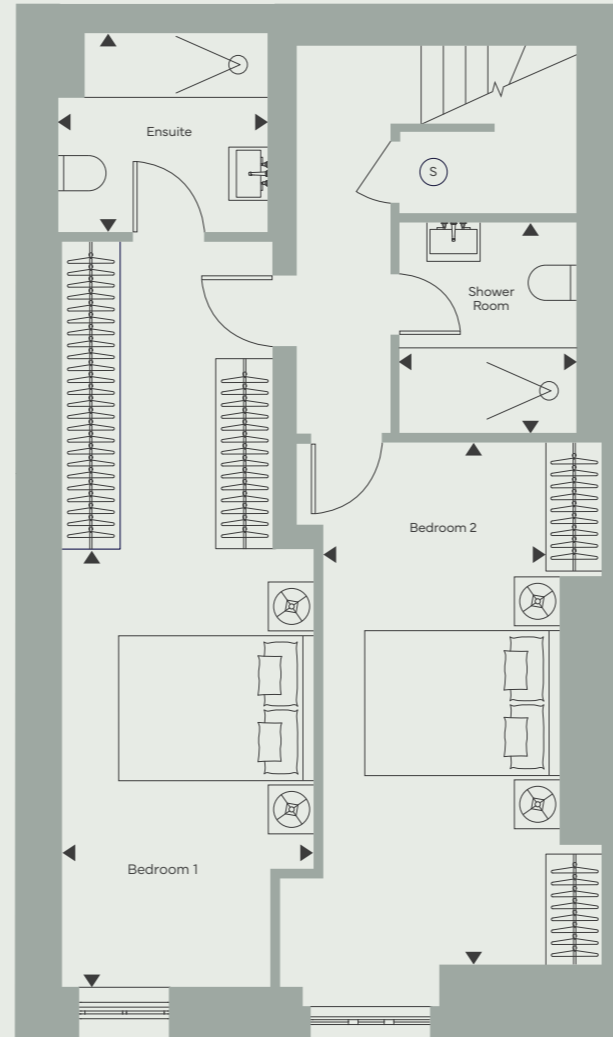
TWO BEDROOM
GROUND & LOWER GROUND FLOOR

| Total Internal Area | 90 m ² | 964 ft ² |
|-----------------------|-------------------|---------------------|
| Living/Dining/Kitchen | 8.0m x 4.0m | 26.2" x 13.1" |
| Bedroom 1 | 4.3m x 2.6m | 14.3" x 8.6" |
| Ensuite | 2.1m x 1.9m | 6.10" x 6.3" |
| Bedroom 2 | 5.8m x 2.4m | 19.1" x 8.0" |
| Ensuite 2 | 2.2m x 1.8m | 7.3" x 6.0" |

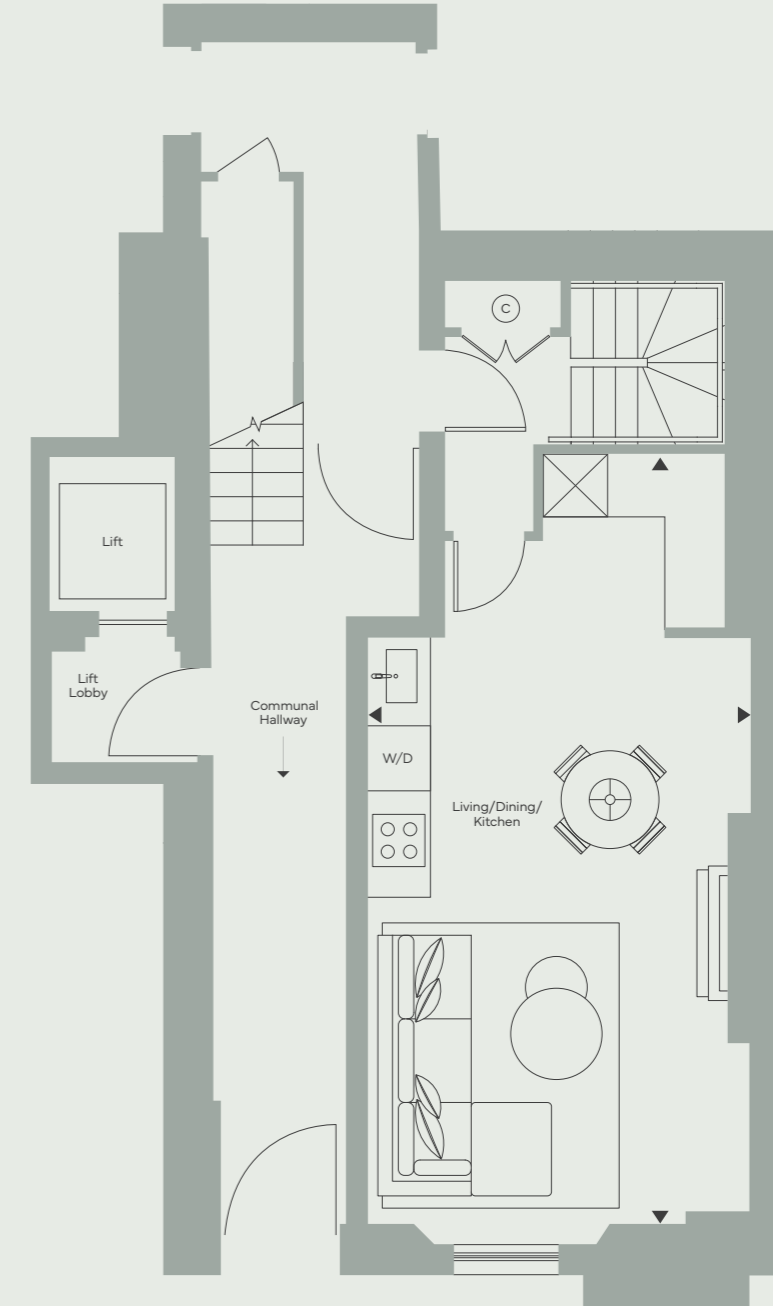
- S Services
- C Cloakroom
- W/D Washer/Dryer



PORCHESTER GARDENS



LOWER GROUND



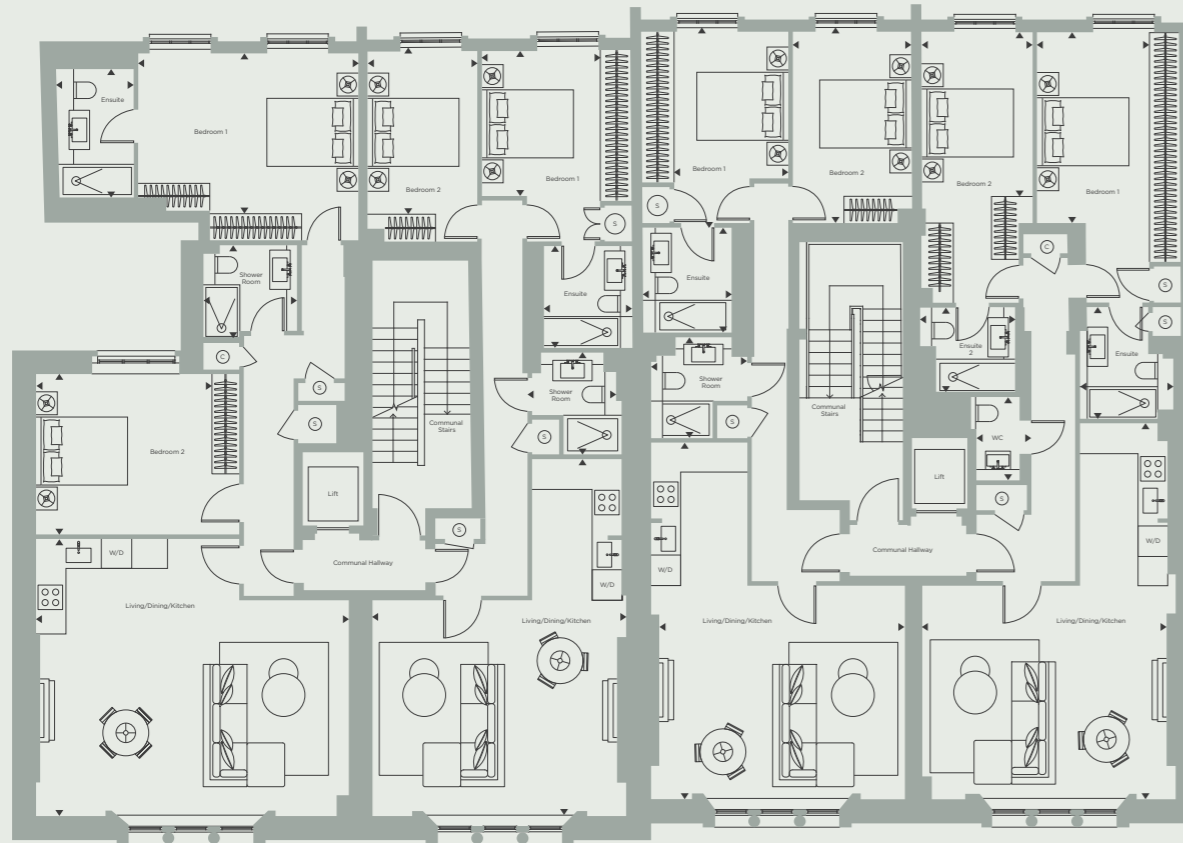
GROUND FLOOR



Floorplans
FIRST FLOOR

FIRST FLOOR

FIRST FLOOR

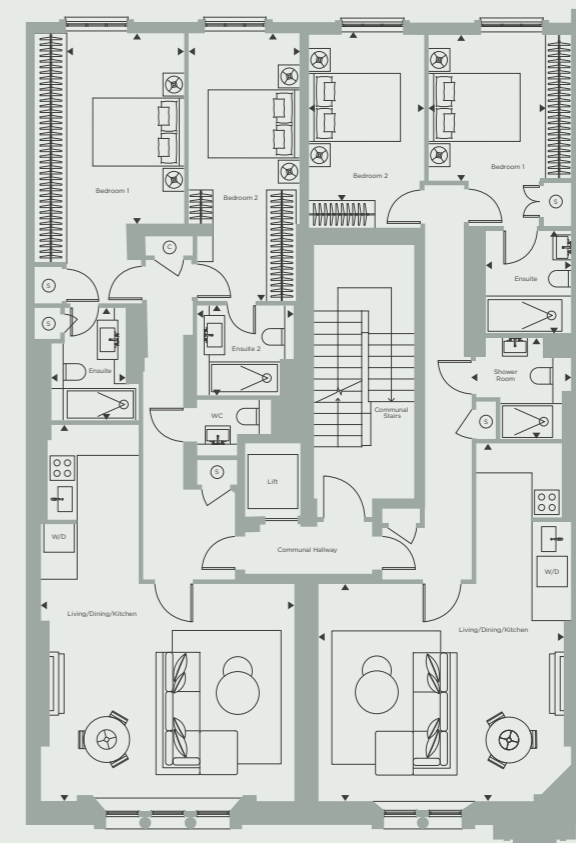


RESIDENCE N°.5

RESIDENCE N°.6

RESIDENCE N°.17

RESIDENCE N°.18






RESIDENCE N°.29

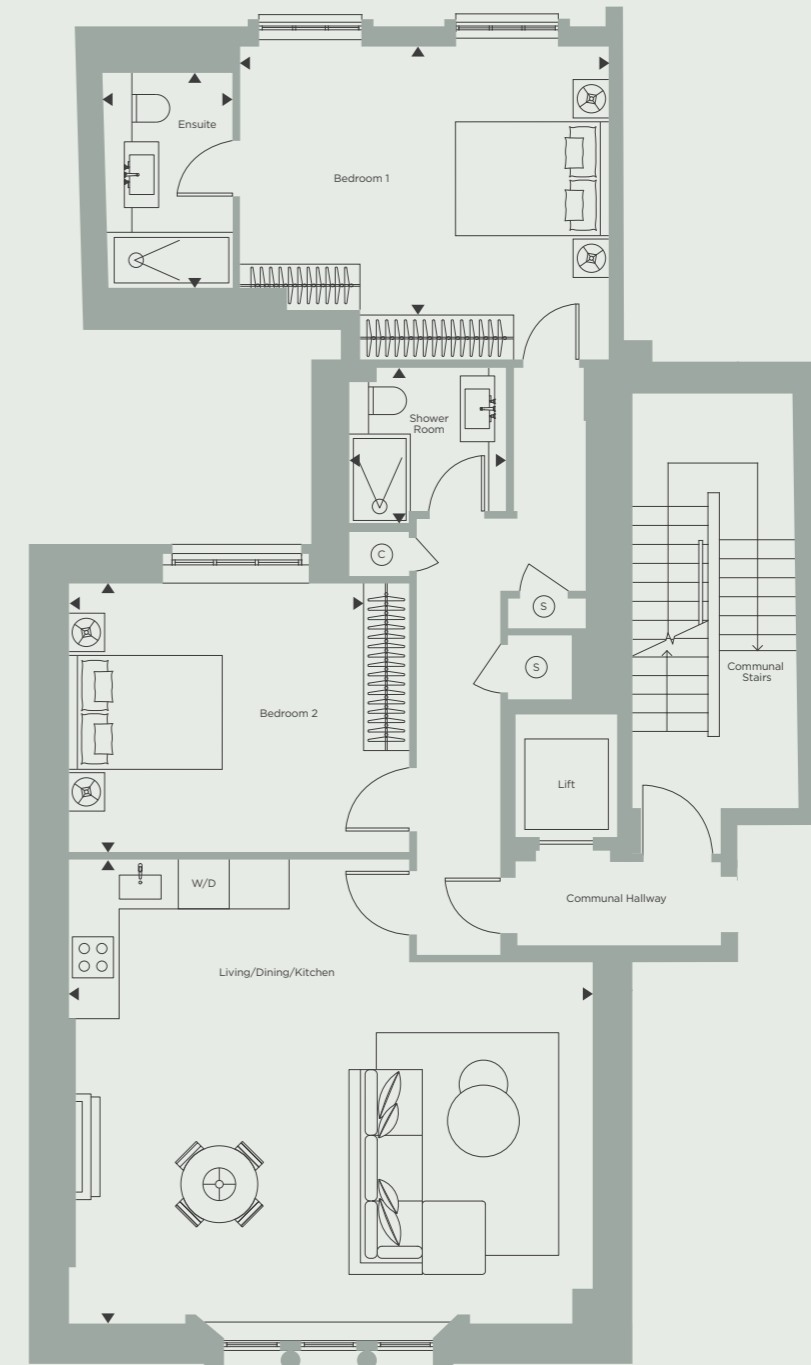
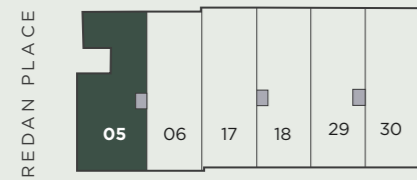
RESIDENCE N°.30

18 PORCHESTER GARDENS
RESIDENCE N° 5

TWO BEDROOM
 FIRST FLOOR

| | | |
|----------------------------|-------------------------|----------------------------|
| Total Internal Area | 98 m² | 1051 ft² |
| Living/Dining/Kitchen | 6.1m x 6.9m | 20.1" x 22.8" |
| Bedroom 1 | 3.5m x 4.9m | 11.7" x 15.11" |
| Ensuite | 2.8m x 1.6m | 9.3" x 5.2" |
| Bedroom 2 | 3.5m x 3.9m | 11.7" x 12.11" |
| Shower Room | 2.1m x 2.1m | 6.9" x 6.9" |

-  Services
-  Cloakroom
-  Washer/Dryer






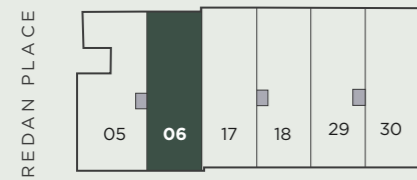
18 PORCHESTER GARDENS

RESIDENCE N° 6

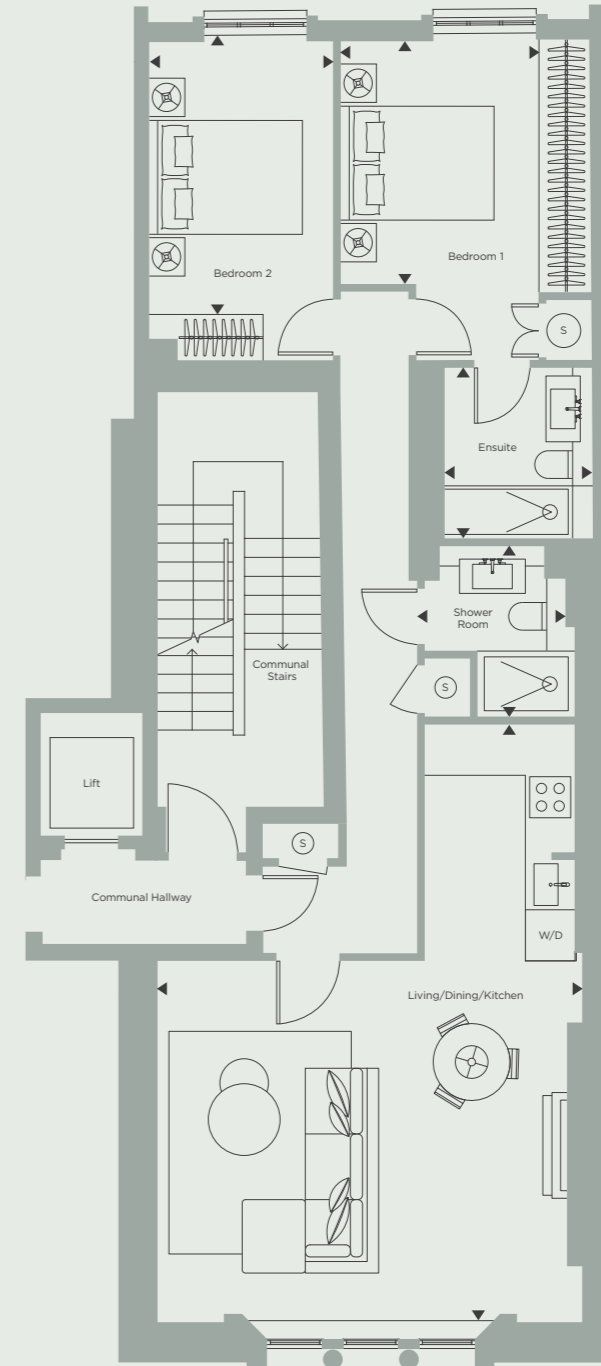
TWO BEDROOM
FIRST FLOOR

| | | |
|----------------------------|-------------------------|---------------------------|
| Total Internal Area | 78 m² | 838 ft² |
| Living/Dining/Kitchen | 7.9m x 5.6m | 25.10" x 18.4" |
| Bedroom 1 | 3.2m x 3.3m | 10.6" x 10.9" |
| Ensuite | 2.3m x 2.0m | 7.5" x 6.5" |
| Bedroom 2 | 3.6m x 2.4m | 11.11" x 7.11" |
| Shower Room | 2.2m x 1.9m | 7.4" x 6.2" |

-  Services
-  Cloakroom
-  Washer/Dryer






PORCHESTER GARDENS

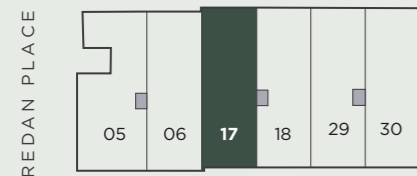


18 PORCHESTER GARDENS
RESIDENCE N° 17

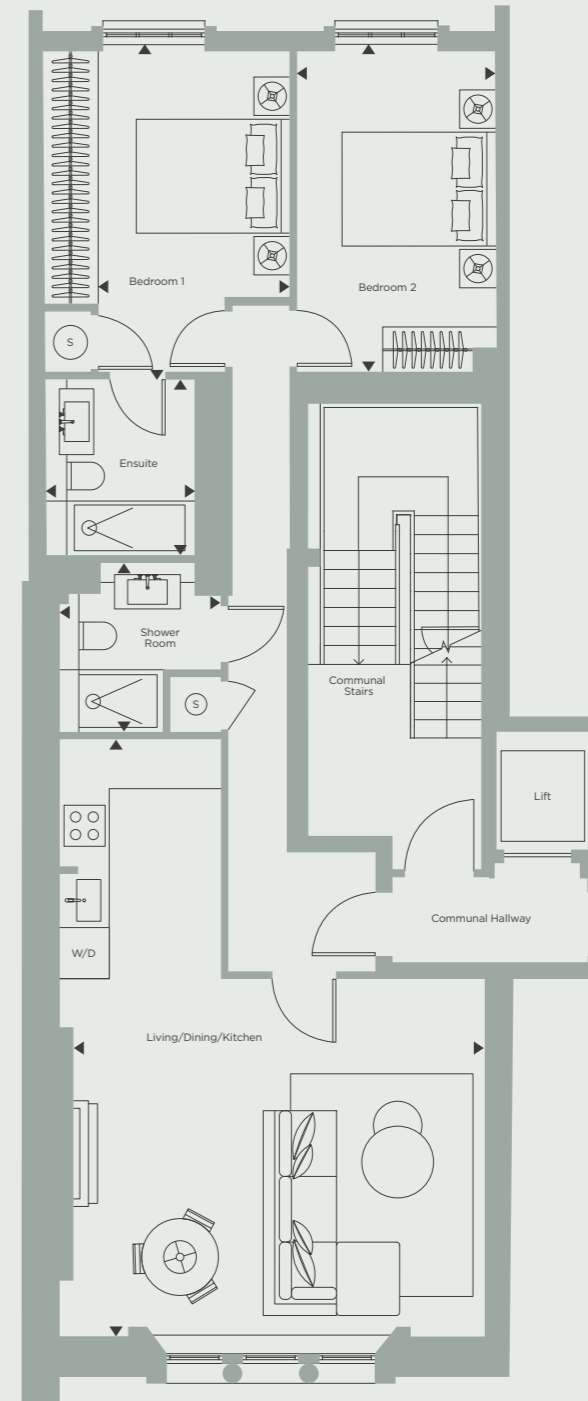
TWO BEDROOM
 FIRST FLOOR

| | | |
|----------------------------|-------------------------|---------------------------|
| Total Internal Area | 79 m² | 849 ft² |
| Living/Dining/Kitchen | 7.9m x 5.6m | 25.10" x 18.4" |
| Bedroom 1 | 4.3m x 2.5m | 14.2" x 8.3" |
| Ensuite | 2.3m x 2.0m | 7.6" x 6.5" |
| Bedroom 2 | 4.3m x 2.6m | 13.11" x 8.7" |
| Shower Room | 2.2m x 2.1m | 7.4" x 6.11" |

-  Services
-  Cloakroom
-  Washer/Dryer



PORCHESTER GARDENS






18 PORCHESTER GARDENS

RESIDENCE N° 18

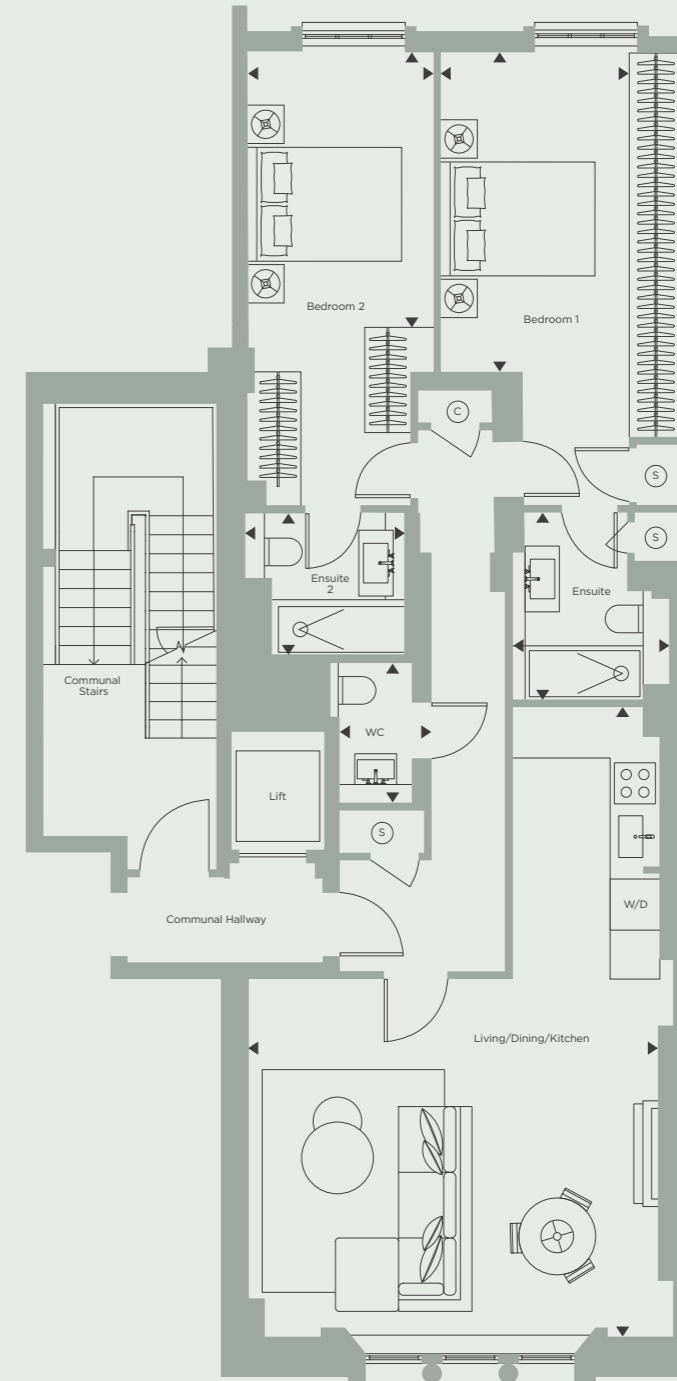
TWO BEDROOM
FIRST FLOOR

| Total Internal Area | 90 m ² | 973 ft ² |
|-----------------------|-------------------|---------------------|
| Living/Dining/Kitchen | 8.3m x 5.4m | 27.2" x 17.8" |
| Bedroom 1 | 4.2m x 3.1m | 13.10" x 10.2" |
| Ensuite | 2.5m x 2.1m | 8.1" x 6.9" |
| Bedroom 2 | 3.6m x 2.5m | 11.10" x 8.1" |
| Ensuite 2 | 1.9m x 2.1m | 6.2" x 6.10" |

-  Services
-  Cloakroom
-  Washer/Dryer



PORCHESTER GARDENS






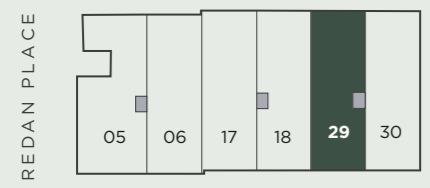
18 PORCHESTER GARDENS

RESIDENCE N° 29

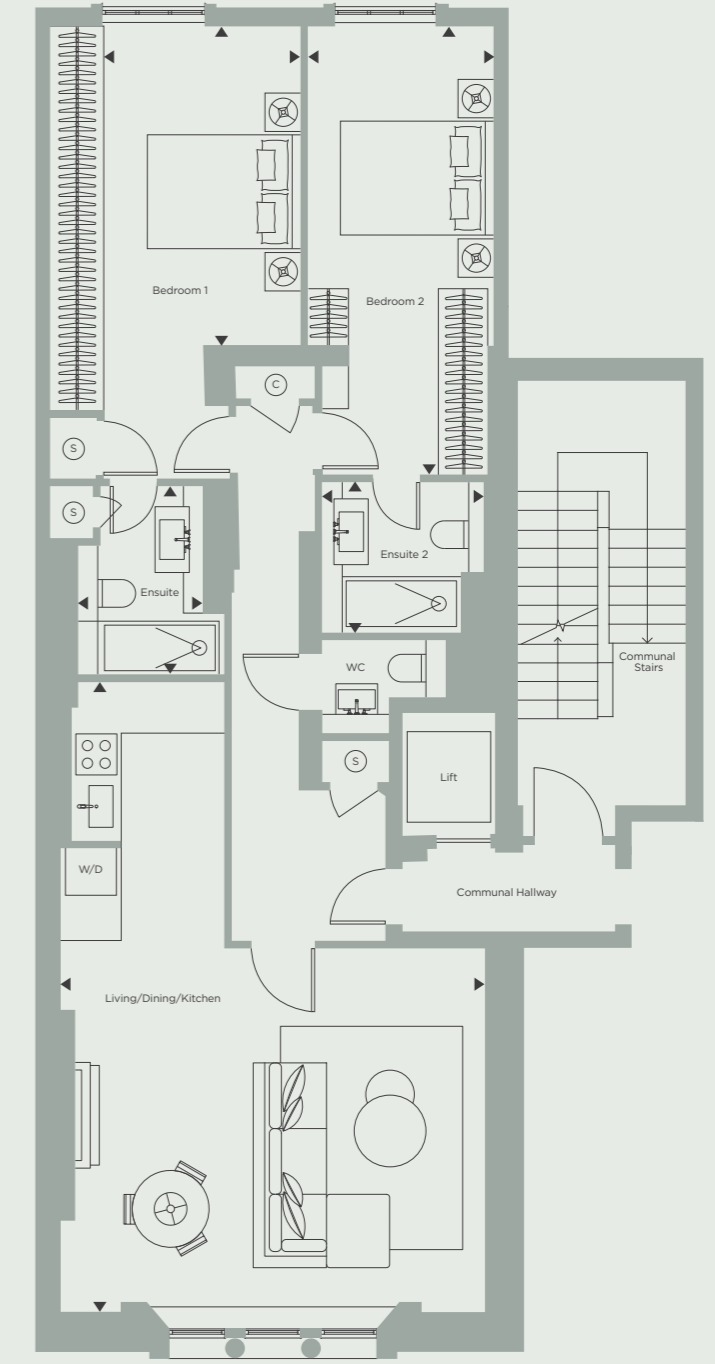
TWO BEDROOM
FIRST FLOOR

| Total Internal Area | 91 m ² | 982 ft ² |
|-----------------------|-------------------|---------------------|
| Living/Dining/Kitchen | 8.3m x 5.6m | 27.2" x 18.4" |
| Bedroom 1 | 4.2m x 2.6m | 13.10" x 8.6" |
| Ensuite | 2.5m x 1.9m | 8.2" x 6.3" |
| Bedroom 2 | 5.9m x 2.4m | 19.4" x 8.0" |
| Ensuite 2 | 2.0m x 2.2m | 6.6" x 7.2" |

-  Services
-  Cloakroom
-  Washer/Dryer



PORCHESTER GARDENS






Floorplan illustrations show the layout of the accommodation only, are not to scale, and must not be relied upon as a statement of fact. Measurements are taken from arrow markers. All measurements are approximate only, and have been measured in accordance with the Code of Measuring Practice 6th Edition (GIA) and are inclusive of internal structural area.

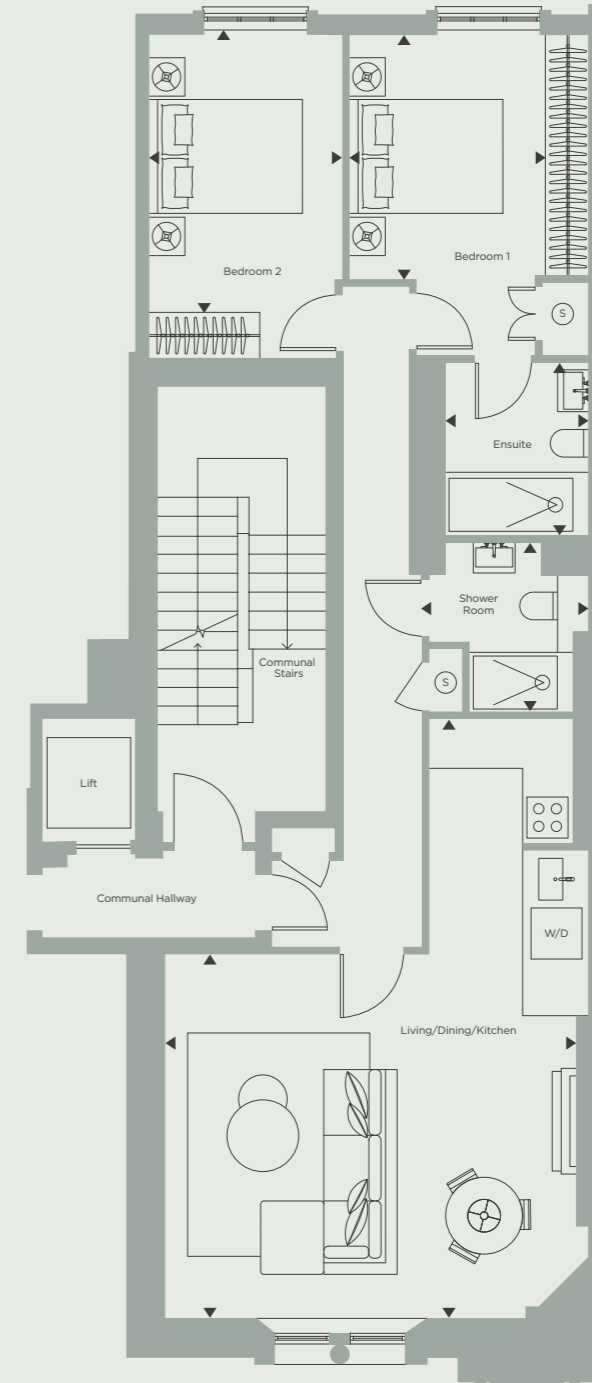
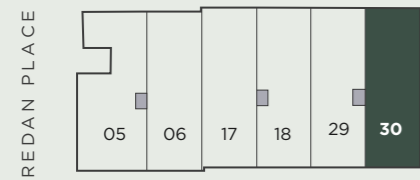
18 PORCHESTER GARDENS

RESIDENCE N° 30

TWO BEDROOM
FIRST FLOOR

| Total Internal Area | 78 m ² | 838 ft ² |
|-----------------------|-------------------|---------------------|
| Living/Dining/Kitchen | 4.8m x 5.4m | 15.8" x 17.9" |
| Bedroom 1 | 3.6m x 2.5m | 11.1" x 8.4" |
| Ensuite | 2.3m x 1.9m | 7.6" x 6.2" |
| Bedroom 2 | 3.2m x 2.5m | 10.7" x 8.2" |
| Shower Room | 2.3m x 1.9m | 7.5" x 6.2" |

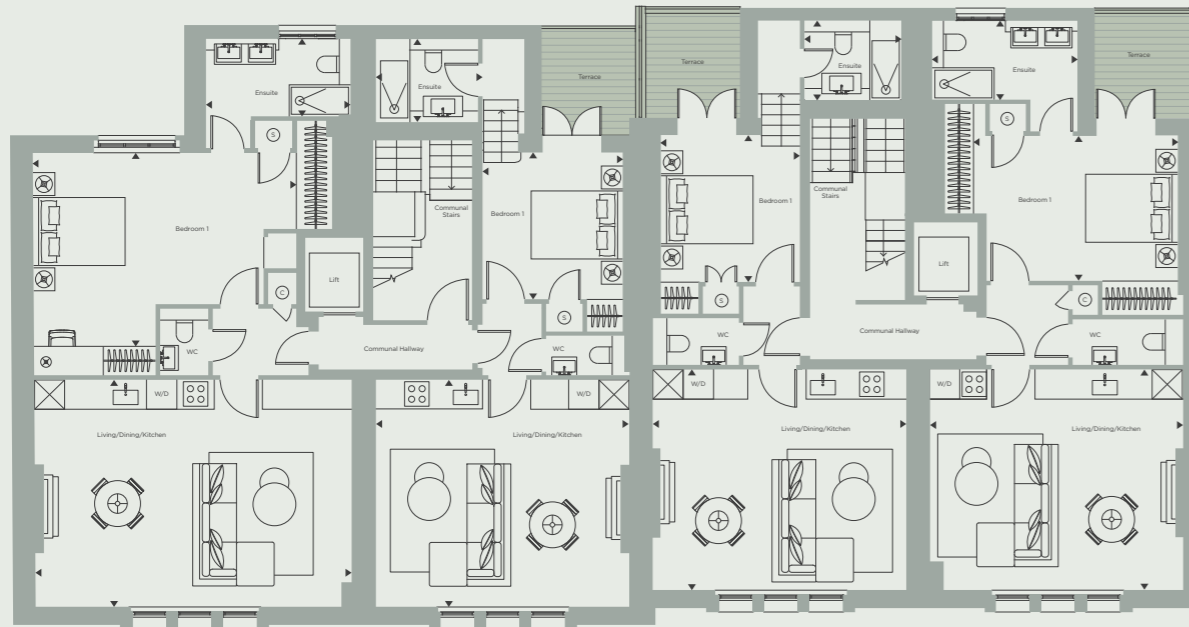
-  Services
-  Cloakroom
-  Washer/Dryer





Floorplans
SECOND FLOOR

SECOND FLOOR



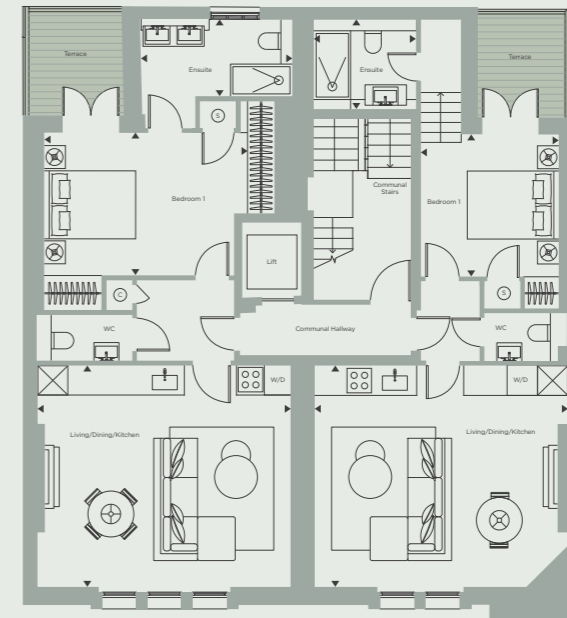
RESIDENCE N°.7

RESIDENCE N°.8

RESIDENCE N°.19

RESIDENCE N°.20

SECOND FLOOR






RESIDENCE N°.31

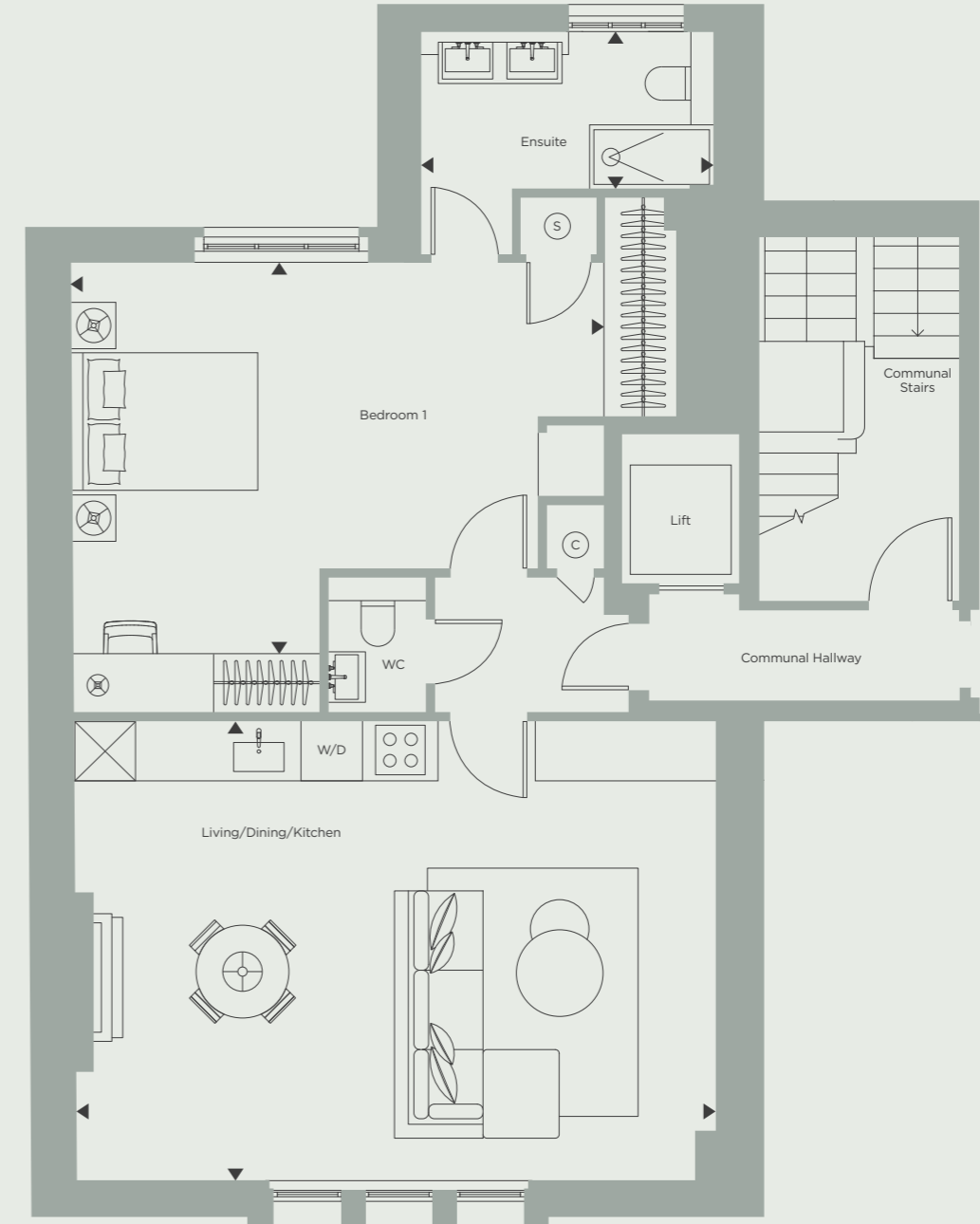
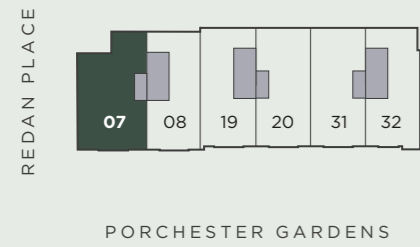
RESIDENCE N°.32

18 PORCHESTER GARDENS
RESIDENCE N° 7

ONE BEDROOM
 SECOND FLOOR

| | | |
|----------------------------|-------------------------|---------------------------|
| Total Internal Area | 73 m² | 788 ft² |
| Living/Dining/Kitchen | 5.0m x 7.0m | 16.5" x 22.10" |
| Bedroom 1 | 4.2m x 5.8m | 13.11" x 19.1" |
| Ensuite | 1.7m x 3.2m | 5.7" x 10.5" |

-  Services
-  Cloakroom
-  Washer/Dryer






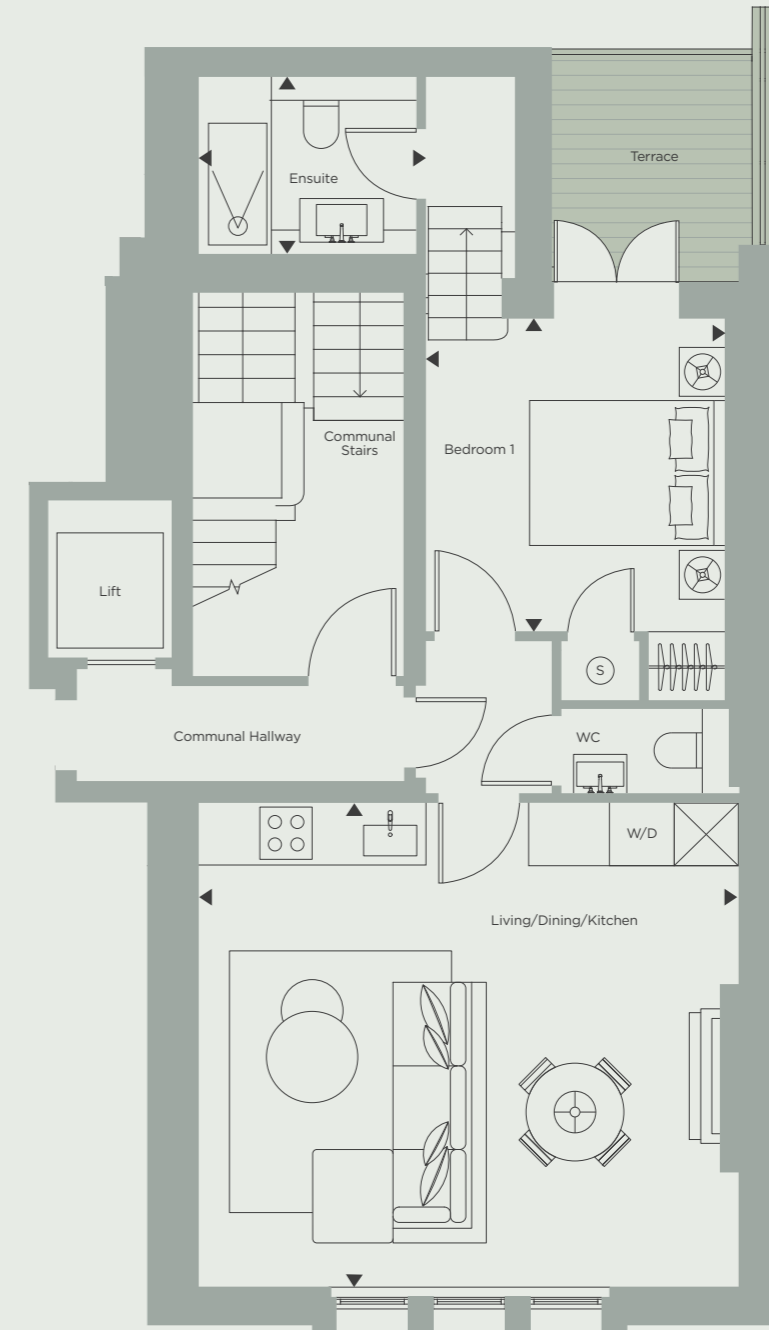
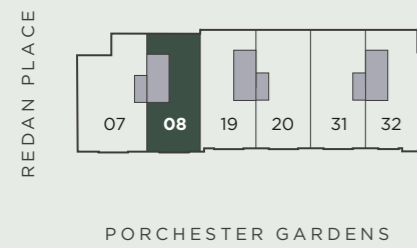
Floorplan illustrations show the layout of the accommodation only, are not to scale, and must not be relied upon as a statement of fact. Measurements are taken from arrow markers. All measurements are approximate only, and have been measured in accordance with the Code of Measuring Practice 6th Edition (GIA) and are inclusive of internal structural area.

18 PORCHESTER GARDENS
RESIDENCE N^o 8

ONE BEDROOM
 SECOND FLOOR

| | | |
|----------------------------|-------------------------|---------------------------|
| Total Internal Area | 51 m² | 547 ft² |
| Total External Area | 7.4 SQ M | 50.1 SQ F |
| Living/Dining/Kitchen | 5.0m x 5.6m | 16.5" x 18.4" |
| Bedroom 1 | 3.2m x 3.1m | 10.7" x 10.1" |
| Ensuite | 1.8m x 2.3m | 6.0" x 7.5" |

-  Services
-  Cloakroom
-  Washer/Dryer






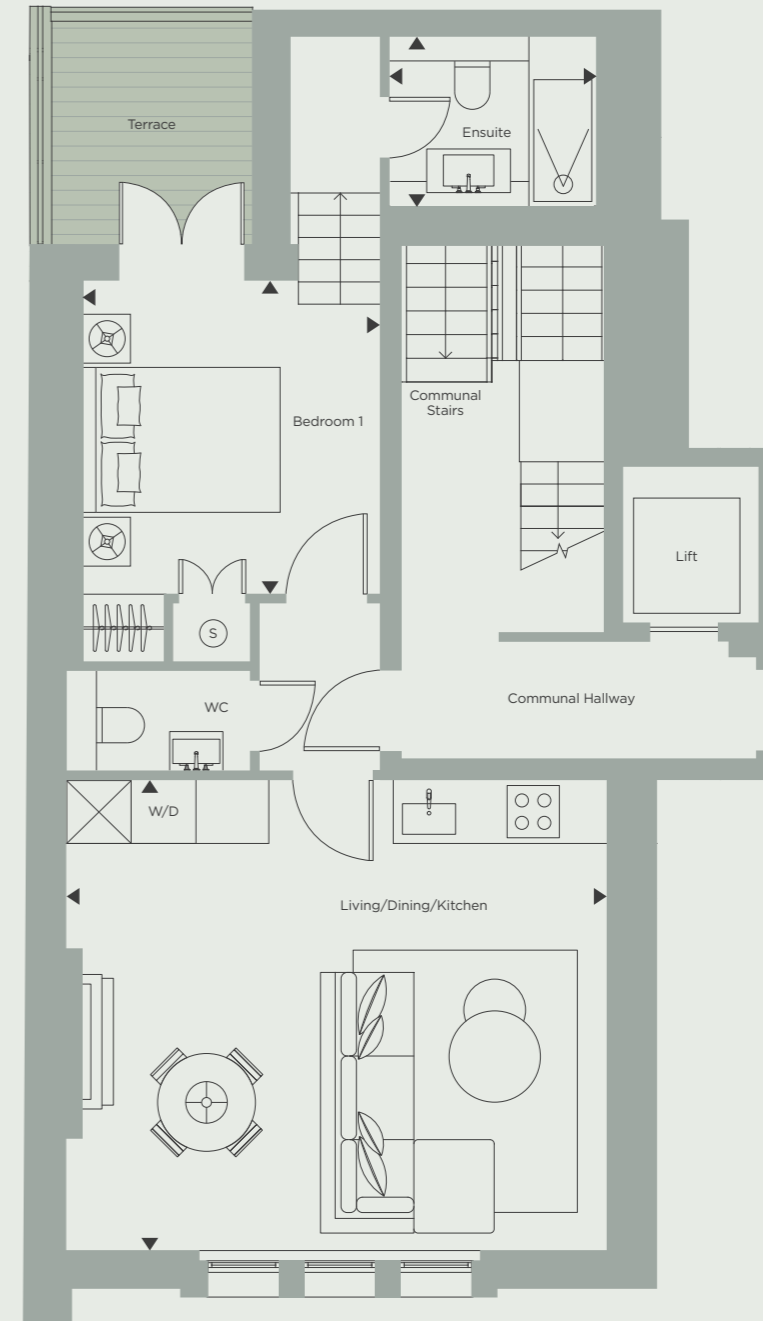
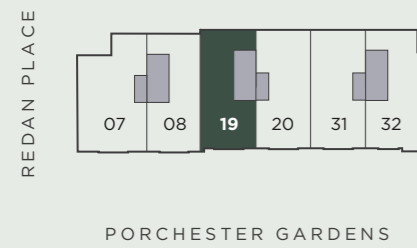
18 PORCHESTER GARDENS

RESIDENCE N° 19

ONE BEDROOM
SECOND FLOOR

| | | |
|----------------------------|-------------------------|---------------------------|
| Total Internal Area | 50 m² | 541 ft² |
| Total External Area | 4.8 SQ M | 51.8 SQ F |
| Living/Dining/Kitchen | 4.9m x 5.6m | 15.11" x 18.4" |
| Bedroom 1 | 3.2m x 3.1m | 10.7" x 10.1" |
| Ensuite | 1.8m x 2.1m | 5.9" x 7.0" |

-  Services
-  Cloakroom
-  Washer/Dryer



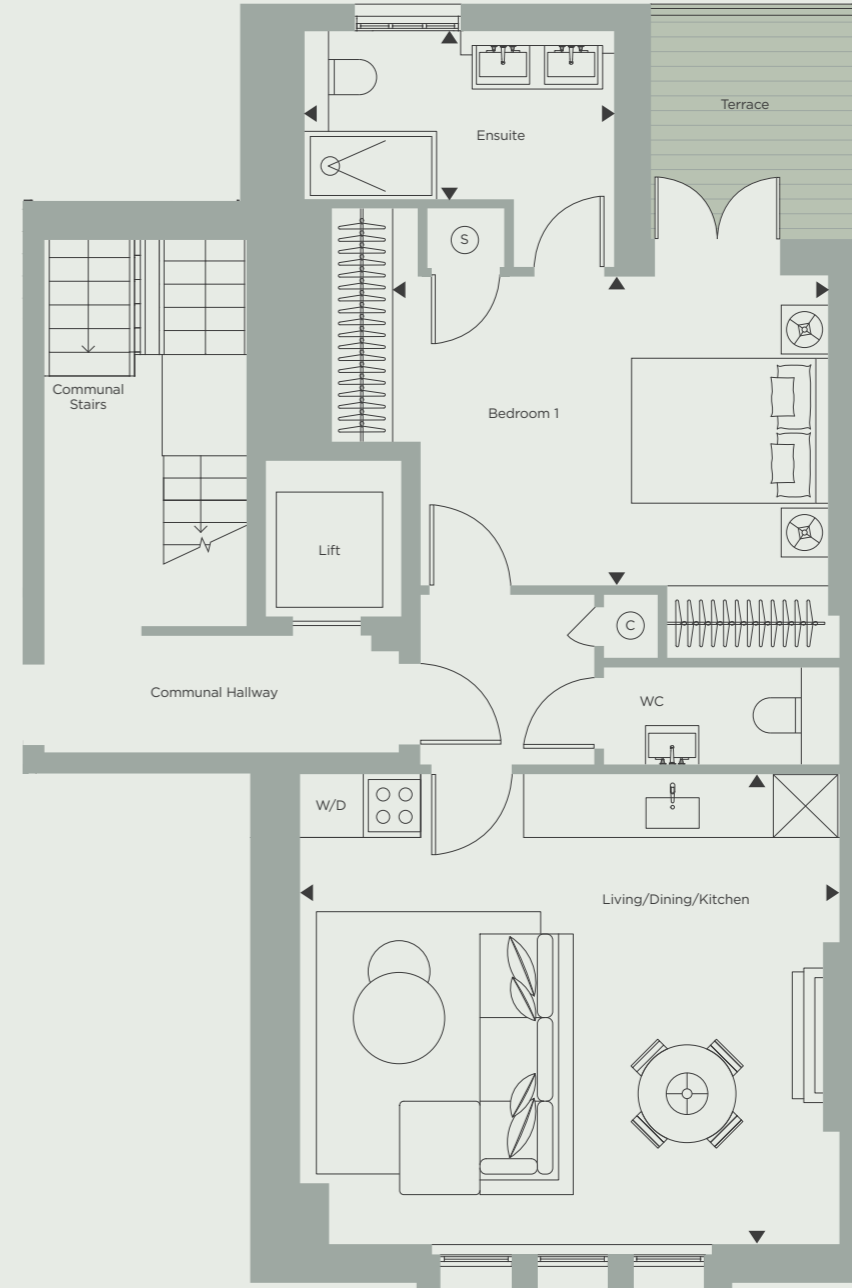
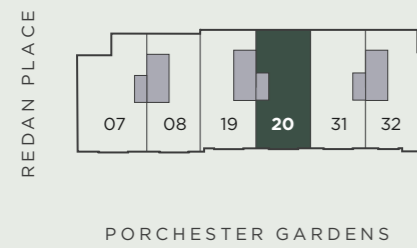
18 PORCHESTER GARDENS

RESIDENCE N° 20

ONE BEDROOM
SECOND FLOOR

| | | |
|----------------------------|-------------------------|---------------------------|
| Total Internal Area | 59 m² | 630 ft² |
| Total External Area | 5.1 SQ M | 55.1 SQ F |
| Living/Dining/Kitchen | 4.9m x 5.6m | 15.11" x 18.4" |
| Bedroom 1 | 3.2m x 4.5m | 10.6" x 14.9" |
| Ensuite | 1.7m x 3.2m | 5.7" x 10.6" |




- S Services
- C Cloakroom
- W/D Washer/Dryer

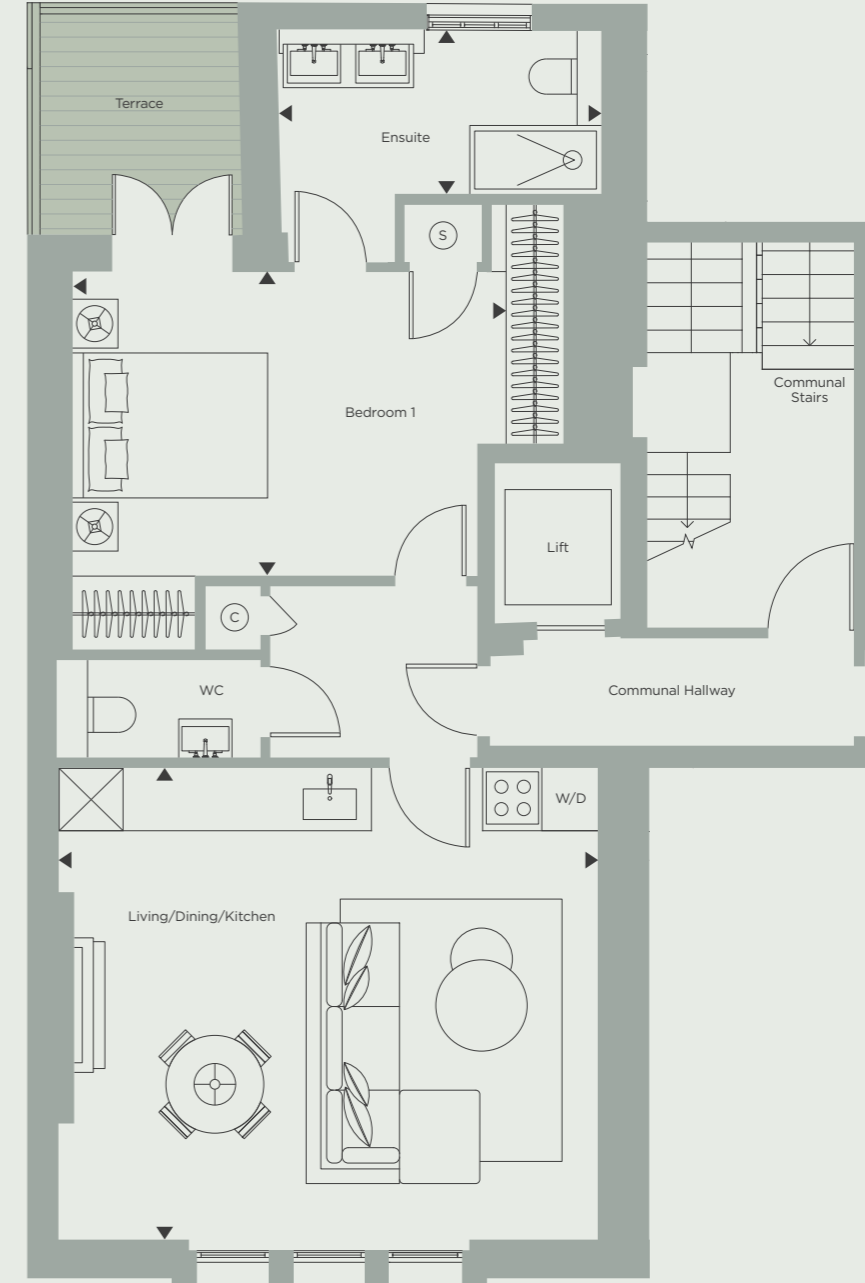
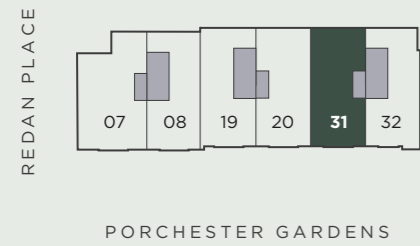


18 PORCHESTER GARDENS
RESIDENCE N° 31

ONE BEDROOM
 SECOND FLOOR

| | | |
|----------------------------|-------------------------|---------------------------|
| Total Internal Area | 59 m² | 632 ft² |
| Total External Area | 4.9 SQ M | 53 SQ F |
| Living/Dining/Kitchen | 4.9m x 5.6m | 16.0" x 18.4" |
| Bedroom 1 | 3.1m x 4.5m | 10.4" x 14.8" |
| Ensuite | 1.7m x 3.3m | 5.8" x 10.11" |

-  Services
-  Cloakroom
-  Washer/Dryer






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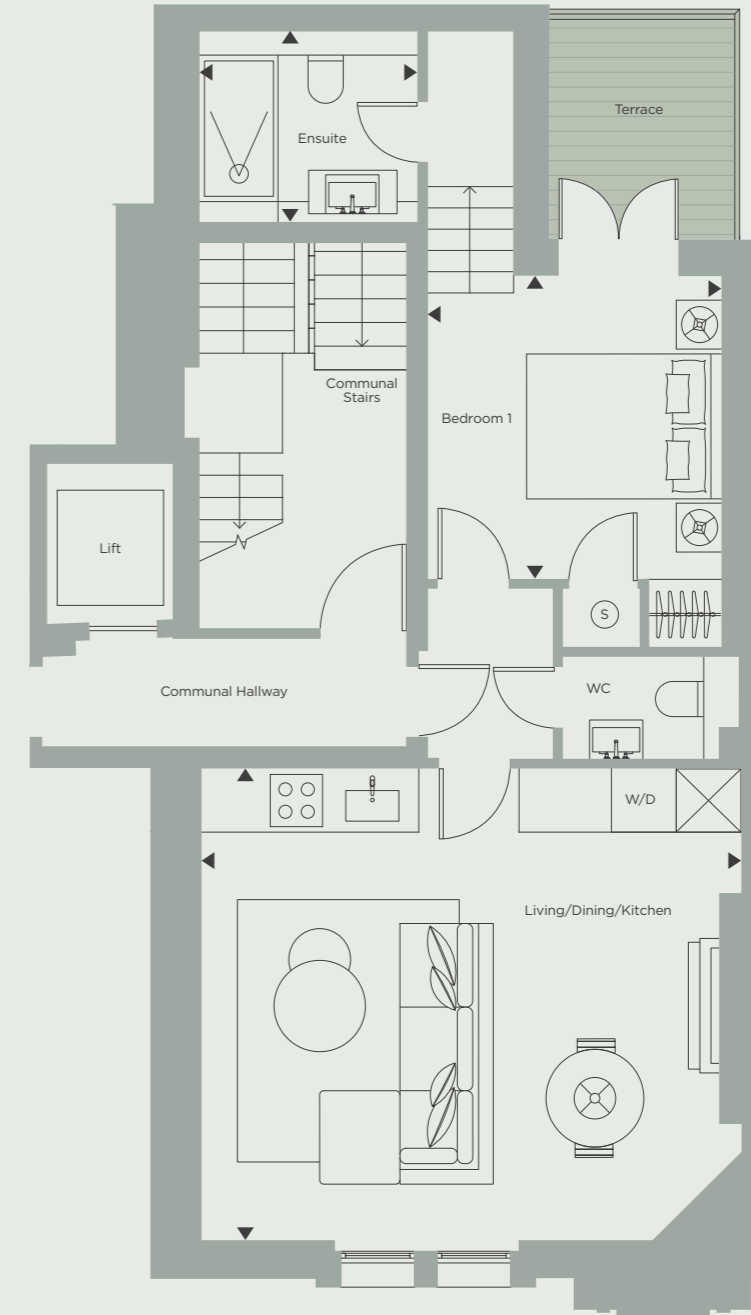
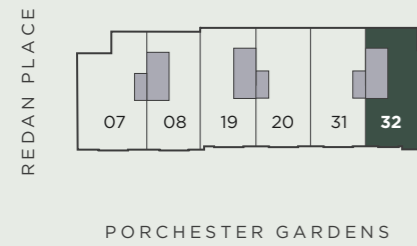
18 PORCHESTER GARDENS

RESIDENCE N° 32

ONE BEDROOM
SECOND FLOOR

| | | |
|----------------------------|-------------------------|---------------------------|
| Total Internal Area | 50 m² | 537 ft² |
| Total External Area | 4.7 SQ M | 50.7 SQ F |
| Living/Dining/Kitchen | 4.9m x 5.6m | 16.0" x 18.4" |
| Bedroom 1 | 3.1m x 3.0m | 10.4" x 10.0" |
| Ensuite | 2.0m x 2.3m | 6.6" x 7.5" |

-  Services
-  Cloakroom
-  Washer/Dryer

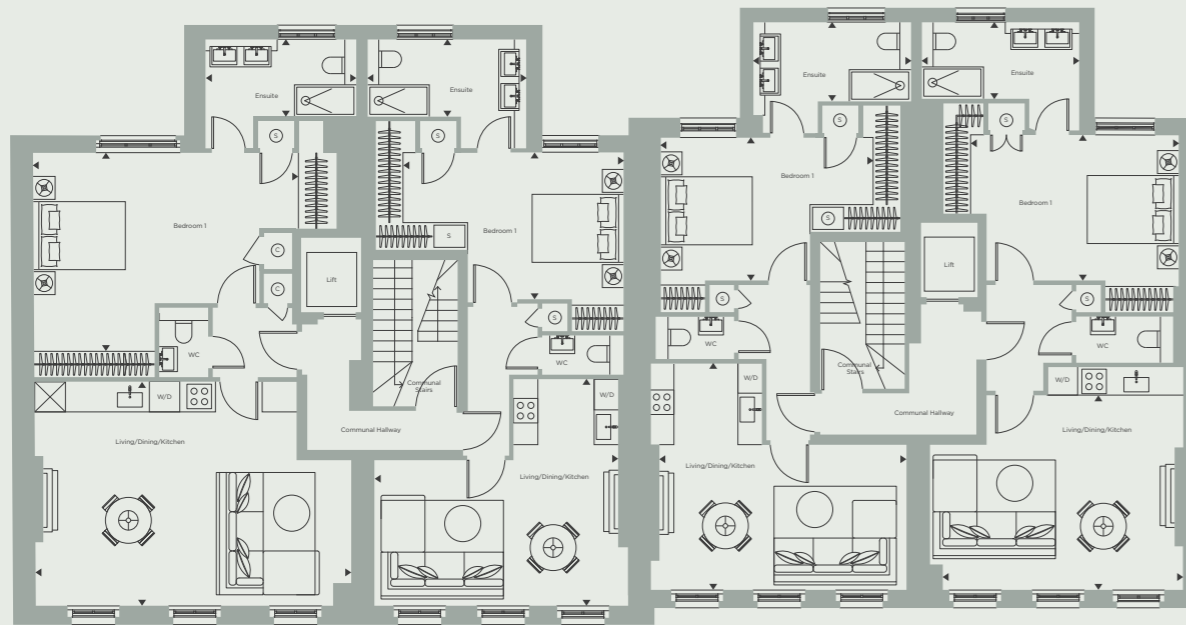


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Floorplans
THIRD FLOOR

THIRD FLOOR



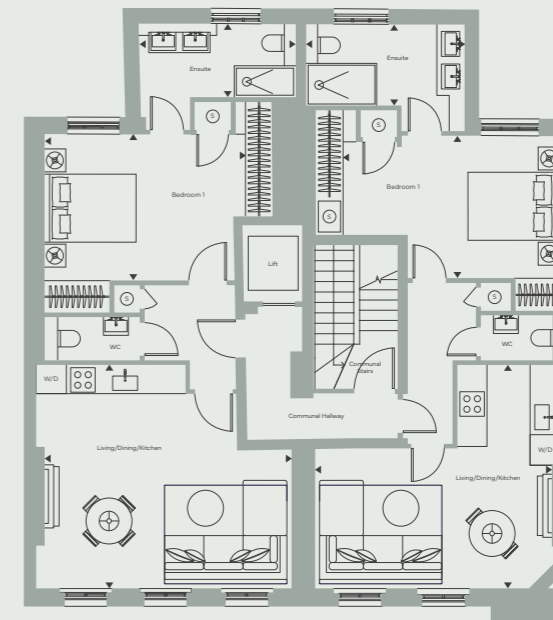
RESIDENCE N°.9

RESIDENCE N°.10

RESIDENCE N°.21

RESIDENCE N°.22

THIRD FLOOR



RESIDENCE N°.33

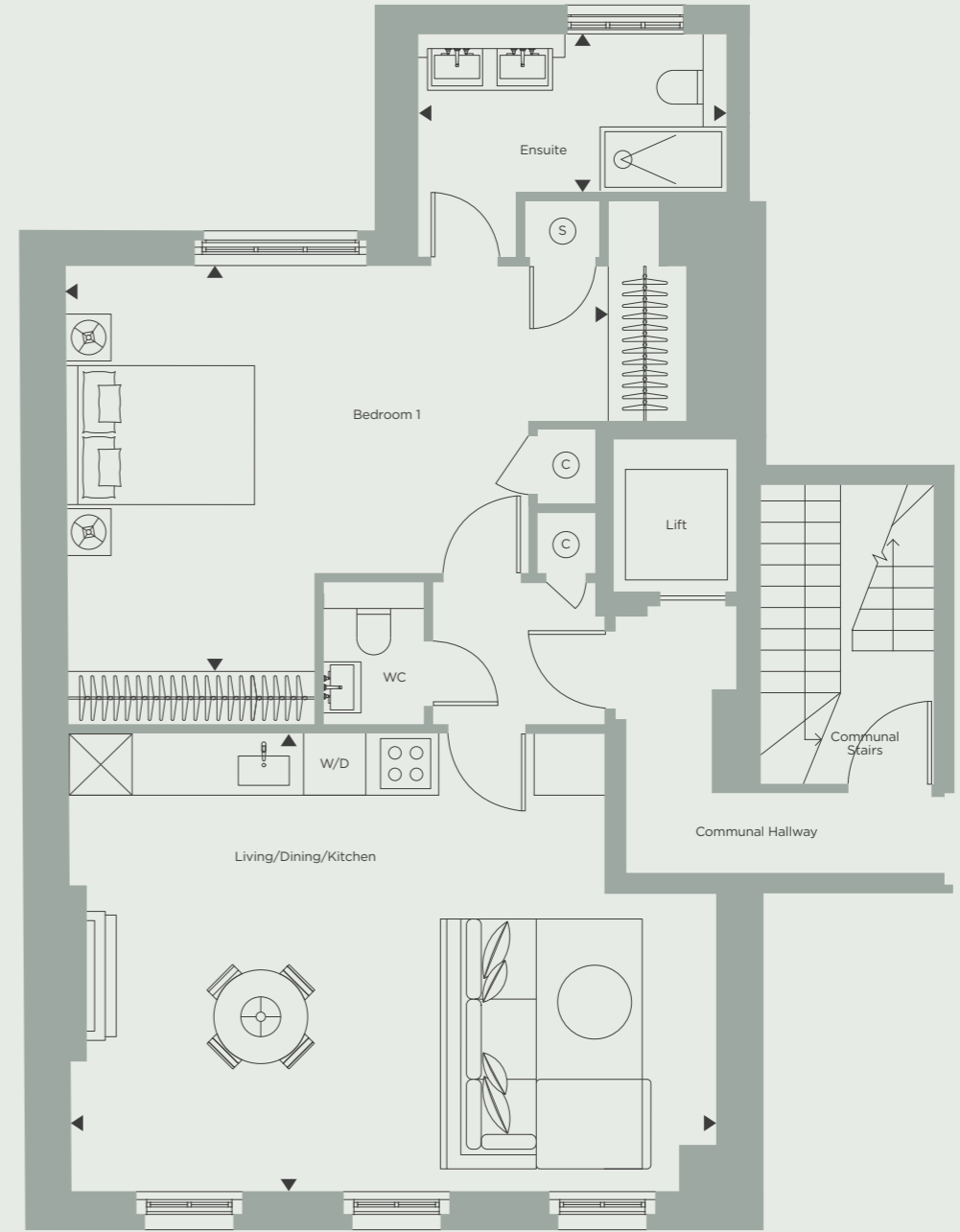
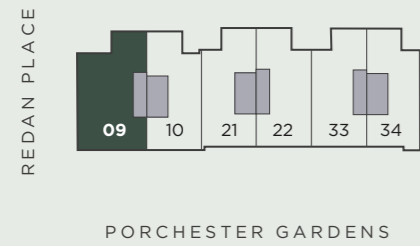
RESIDENCE N°.34

18 PORCHESTER GARDENS
RESIDENCE N° 9

ONE BEDROOM
THIRD FLOOR

| | | |
|----------------------------|-------------------------|---------------------------|
| Total Internal Area | 71 m² | 764 ft² |
| Living/Dining/Kitchen | 4.9m x 7.0m | 16.2" x 22.10" |
| Bedroom 1 | 4.3m x 5.9m | 14.3" x 19.3" |
| Ensuite | 1.7m x 3.3m | 5.7" x 10.11" |

- S Services
- C Cloakroom
- W/D Washer/Dryer






Floorplan illustrations show the layout of the accommodation only, are not to scale, and must not be relied upon as a statement of fact. Measurements are taken from arrow markers. All measurements are approximate only, and have been measured in accordance with the Code of Measuring Practice 6th Edition (GIA) and are inclusive of internal structural area.

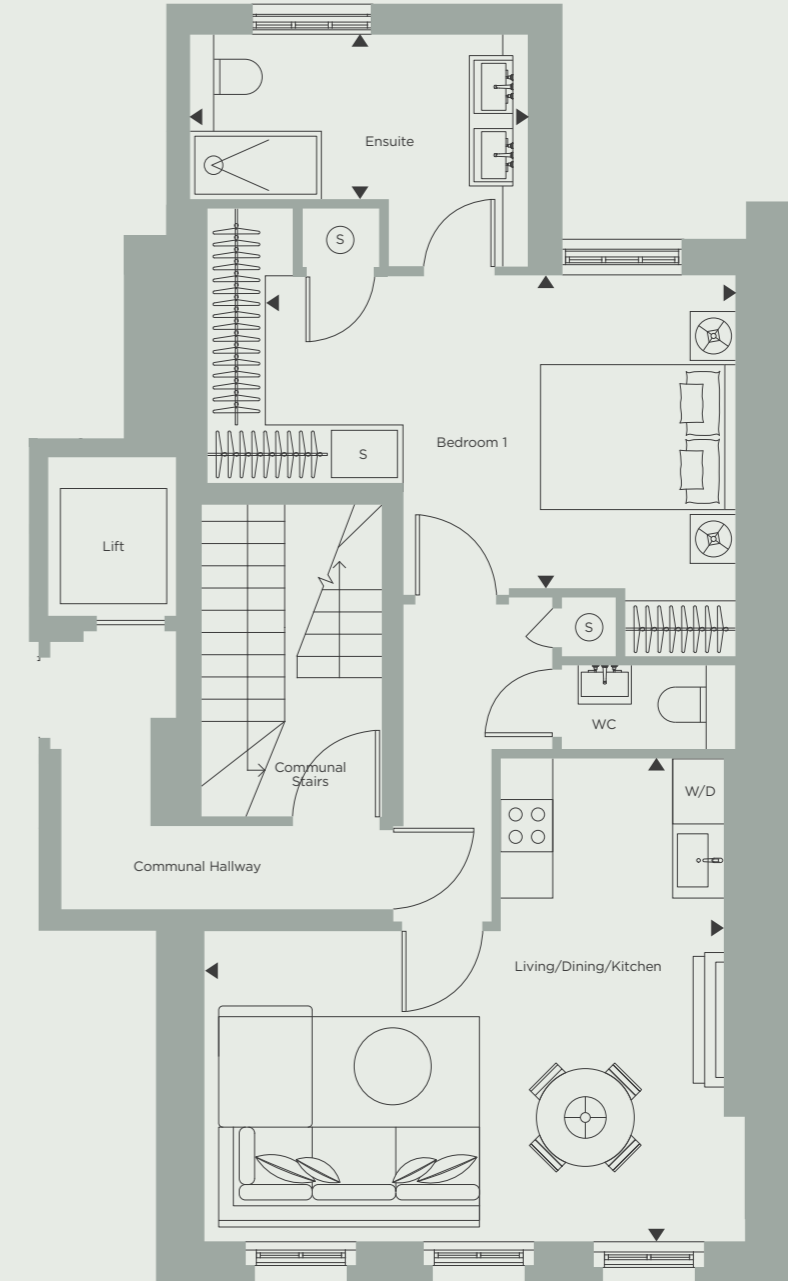
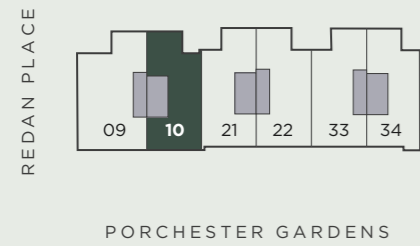
18 PORCHESTER GARDENS

RESIDENCE N° 10

ONE BEDROOM
THIRD FLOOR

| Total Internal Area | 54 m ² | 583 ft ² |
|-----------------------|-------------------|---------------------|
| Living/Dining/Kitchen | 5.0m x 5.4m | 16.5" x 17.8" |
| Bedroom 1 | 3.2m x 4.9m | 10.7" x 16.2" |
| Ensuite | 1.7m x 3.5m | 5.7" x 11.6" |

-  Services
-  Cloakroom
-  Washer/Dryer






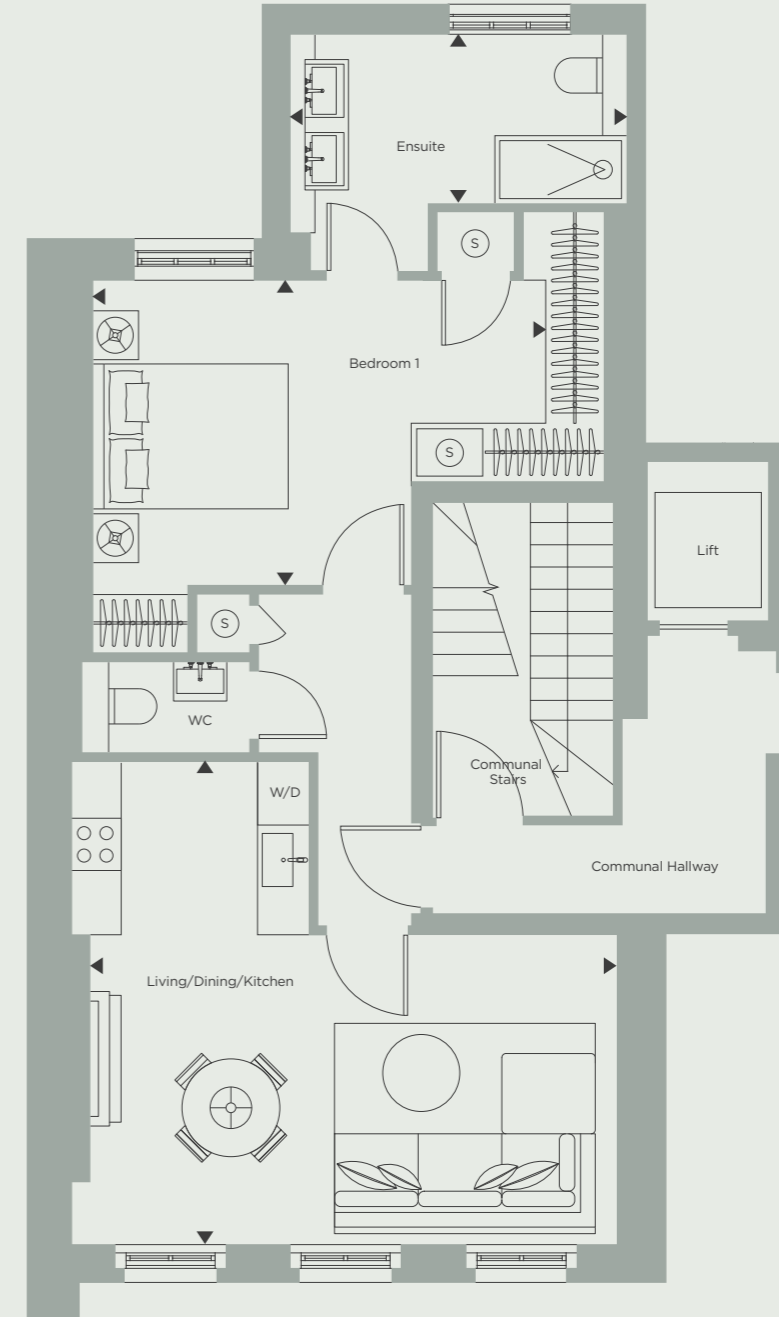
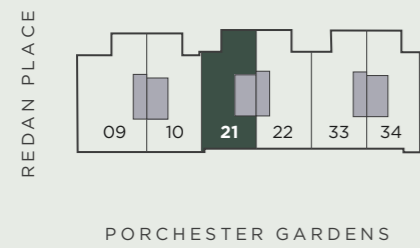
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18 PORCHESTER GARDENS
RESIDENCE N° 21

ONE BEDROOM
 THIRD FLOOR

| | | |
|----------------------------|-------------------------|---------------------------|
| Total Internal Area | 54 m² | 584 ft² |
| Living/Dining/Kitchen | 5.0m x 5.4m | 16.4" x 17.10" |
| Bedroom 1 | 3.1m x 4.7m | 10.4" x 15.5" |
| Ensuite | 1.7m x 3.5m | 5.9" x 11.5" |

-  Services
-  Cloakroom
-  Washer/Dryer



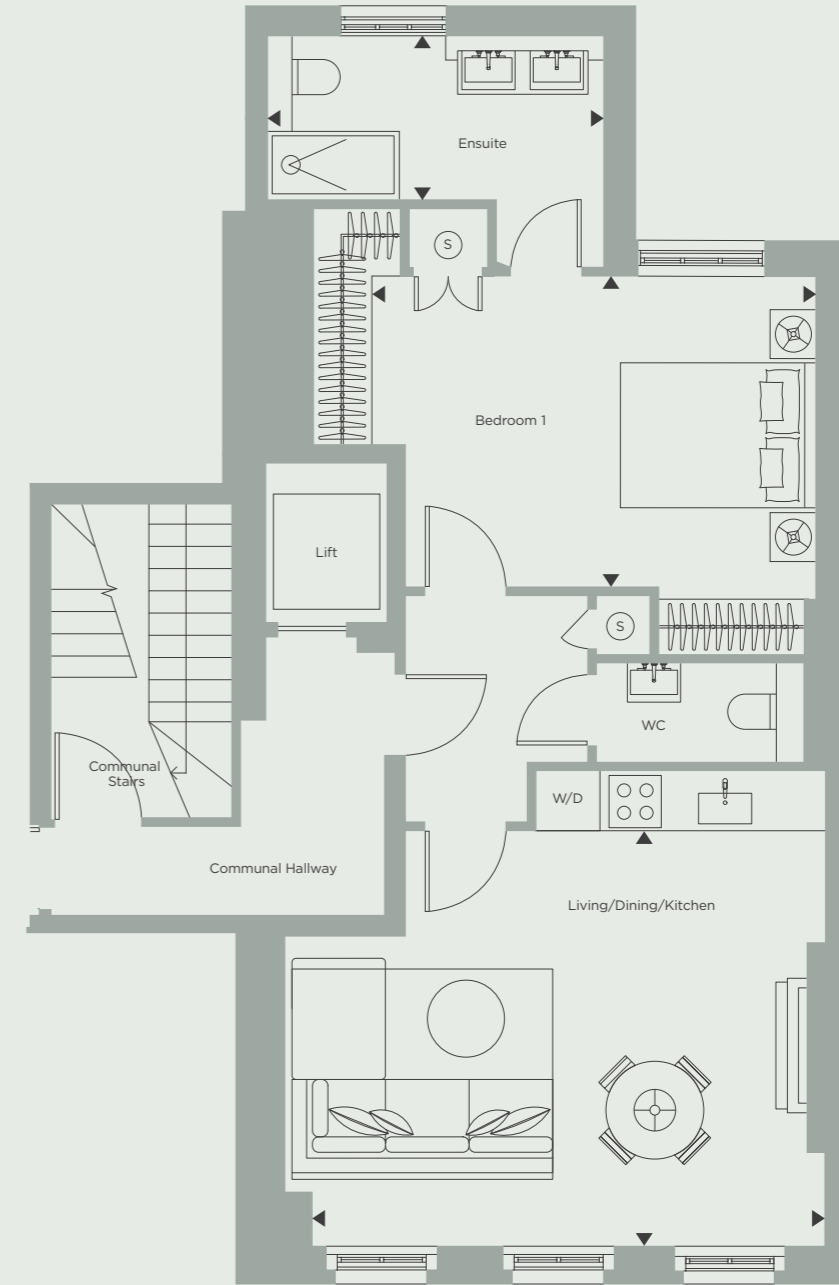
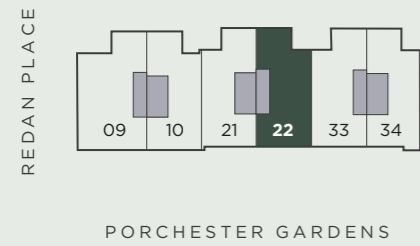
18 PORCHESTER GARDENS

RESIDENCE N° 22

ONE BEDROOM
THIRD FLOOR

| Total Internal Area | 57 m ² | 612 ft ² |
|-----------------------|-------------------|---------------------|
| Living/Dining/Kitchen | 4.9m x 5.3m | 16.1" x 17.5" |
| Bedroom 1 | 3.2m x 4.6m | 10.6" x 15.0" |
| Ensuite | 1.7m x 3.5m | 5.6" x 11.4" |

- S Services
- C Cloakroom
- W/D Washer/Dryer






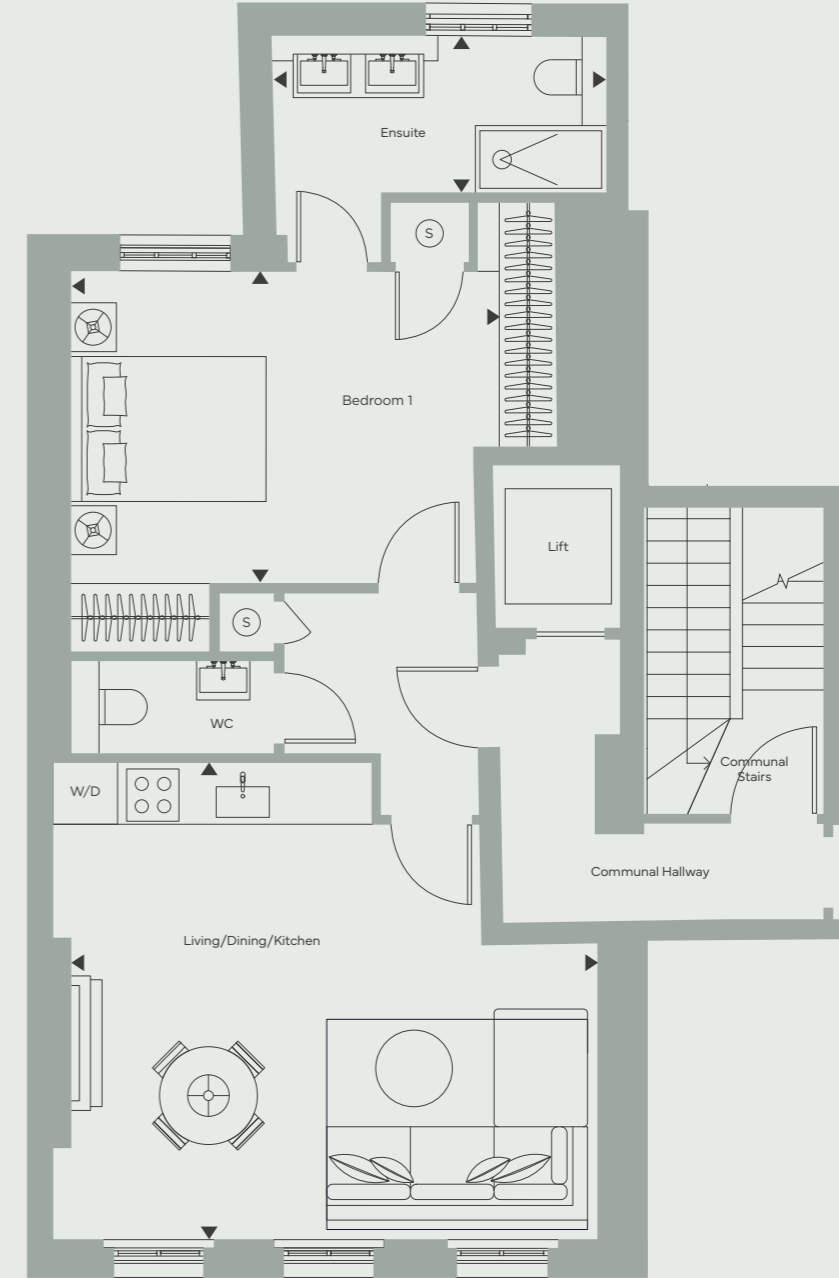
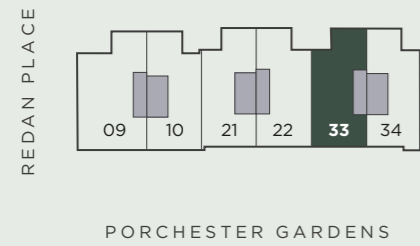
Floorplan illustrations show the layout of the accommodation only, are not to scale, and must not be relied upon as a statement of fact. Measurements are taken from arrow markers. All measurements are approximate only, and have been measured in accordance with the Code of Measuring Practice 6th Edition (GIA) and are inclusive of internal structural area.

18 PORCHESTER GARDENS
RESIDENCE N° 33

ONE BEDROOM
 THIRD FLOOR

| | | |
|----------------------------|-------------------------|---------------------------|
| Total Internal Area | 56 m² | 602 ft² |
| Living/Dining/Kitchen | 4.9m x 5.6m | 16.2" x 18.6" |
| Bedroom 1 | 3.2m x 4.4m | 10.7" x 14.6" |
| Ensuite | 1.7m x 3.5m | 5.5" x 11.4" |

-  Services
-  Cloakroom
-  Washer/Dryer



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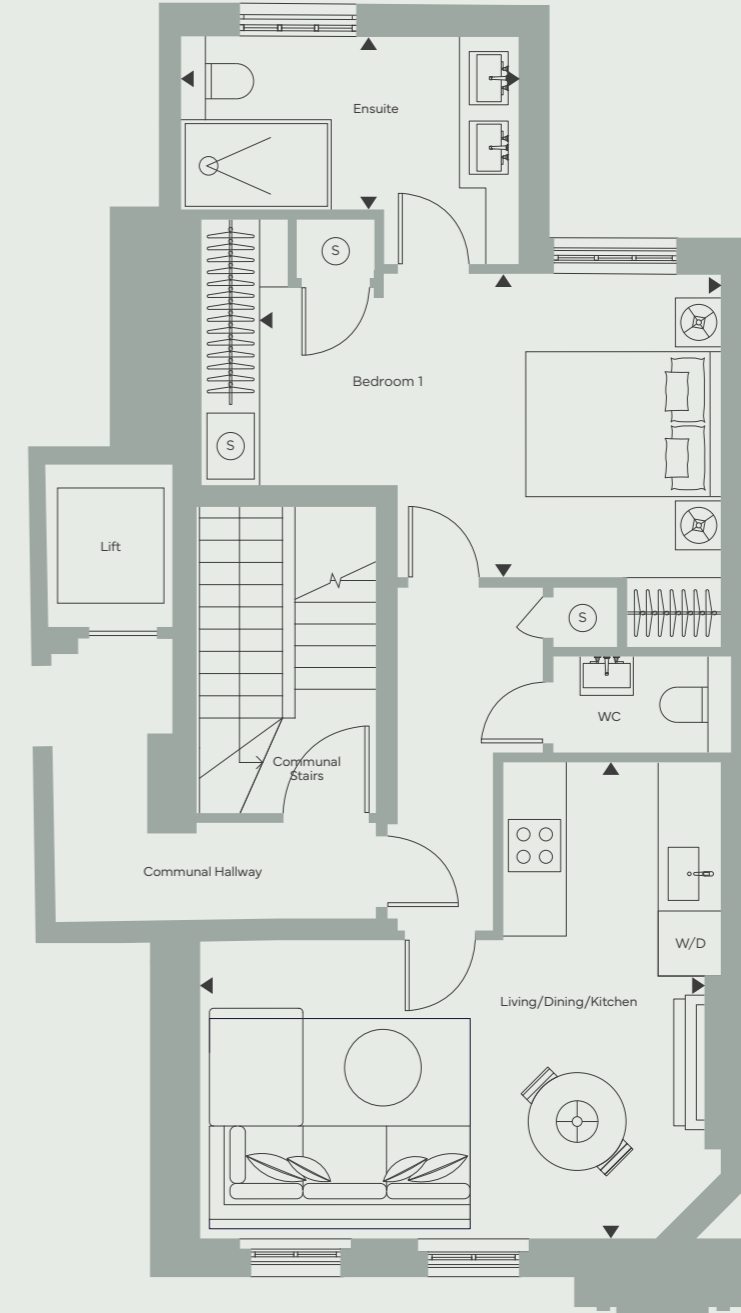
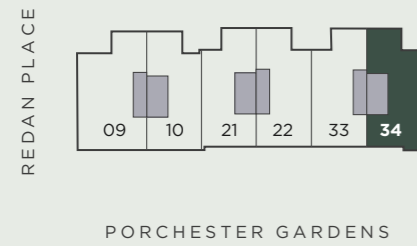
18 PORCHESTER GARDENS

RESIDENCE N° 34

ONE BEDROOM
THIRD FLOOR

| | | |
|----------------------------|-------------------------|---------------------------|
| Total Internal Area | 53 m² | 568 ft² |
| Living/Dining/Kitchen | 4.9m x 5.2m | 16.2" x 17.1" |
| Bedroom 1 | 3.1m x 4.7m | 10.4" x 15.5" |
| Ensuite | 1.8m x 3.5m | 6.0" x 11.5" |

- S Services
- C Cloakroom
- W/D Washer/Dryer

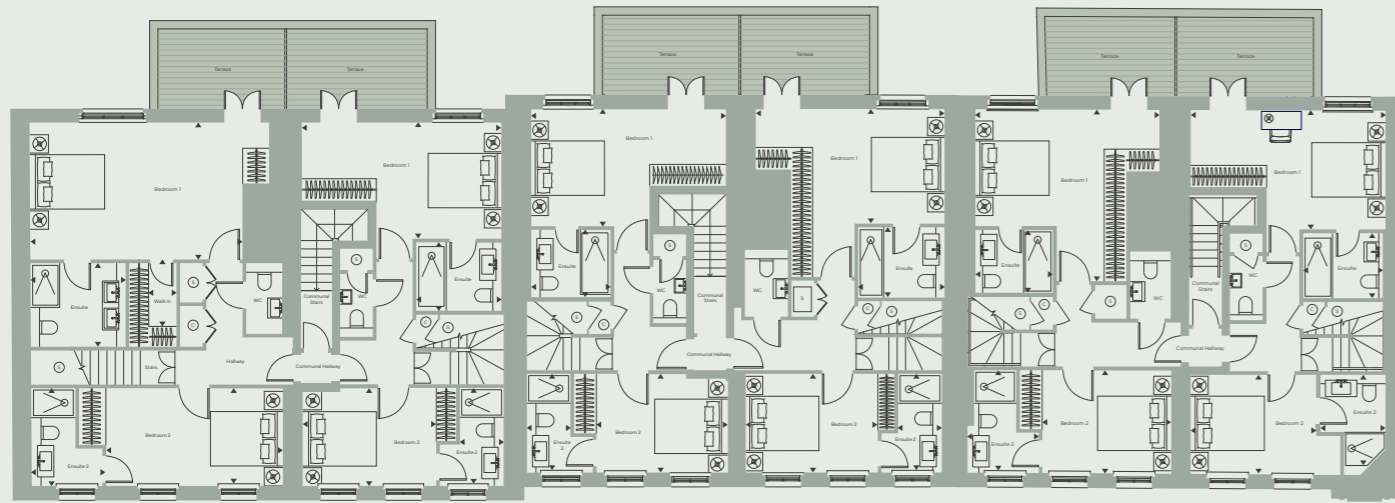




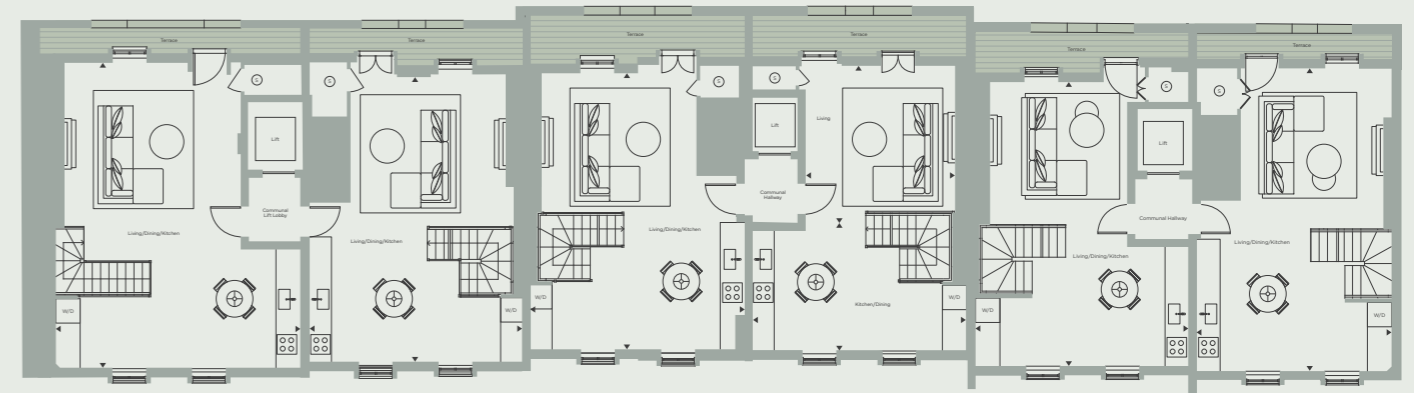
Floorplans
FOURTH &
FIFTH FLOORS

FOURTH FLOOR

FIFTH FLOOR



RESIDENCE N°11 RESIDENCE N°12 RESIDENCE N°23 RESIDENCE N°24 RESIDENCE N°35 RESIDENCE N°36



RESIDENCE N°11 RESIDENCE N°12 RESIDENCE N°23 RESIDENCE N°24 RESIDENCE N°35 RESIDENCE N°36

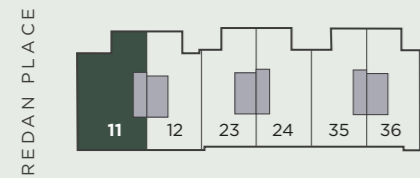
18 PORCHESTER GARDENS

RESIDENCE N° 11

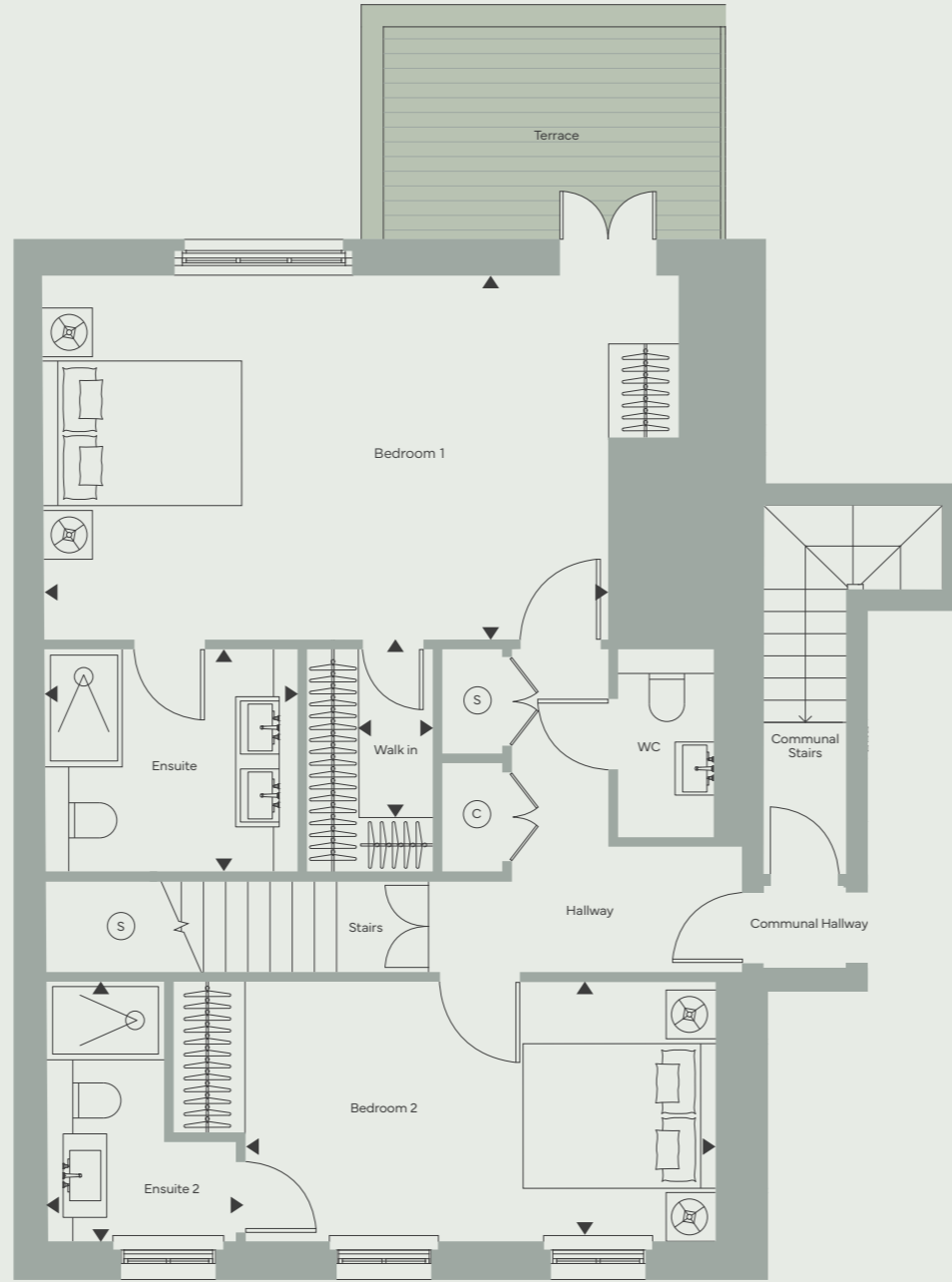
TWO BEDROOM
FOURTH & FIFTH FLOOR

| | | |
|----------------------------|--------------------------|----------------------------|
| Total Internal Area | 117 m² | 1263 ft² |
| Total External Area | 12.7 SQ M | 136.7 SQ F |
| Living/Dining/Kitchen | 8.4m x 6.7m | 27.7" x 22.0" |
| Bedroom 1 | 3.8m x 5.8m | 12.5" x 19.0" |
| Walk-in Wardrobe | 1.8m x 0.8m | 5.11" x 2.8" |
| Ensuite | 2.3m x 2.6m | 7.7" x 8.7" |
| Bedroom 2 | 4.9m x 2.7m | 16.0" x 8.10" |
| Ensuite 2 | 2.7m x 1.9m | 8.10" x 6.4" |

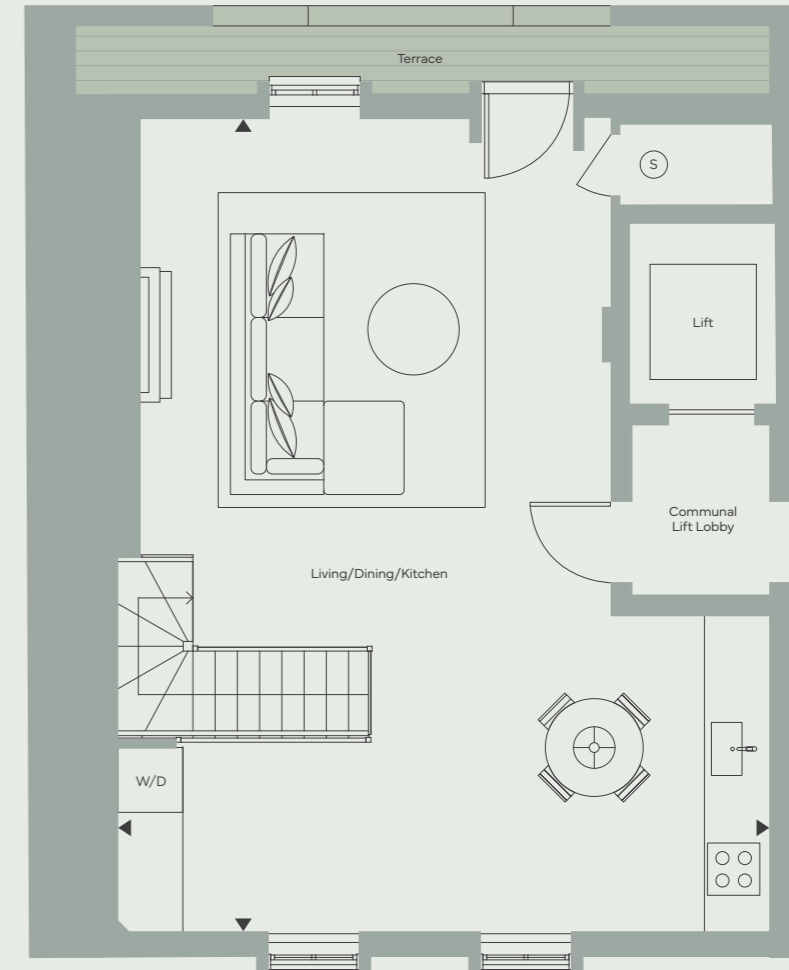
- S Services
- C Cloakroom
- W/D Washer/Dryer



PORCHESTER GARDENS



FOURTH FLOOR






FIFTH FLOOR

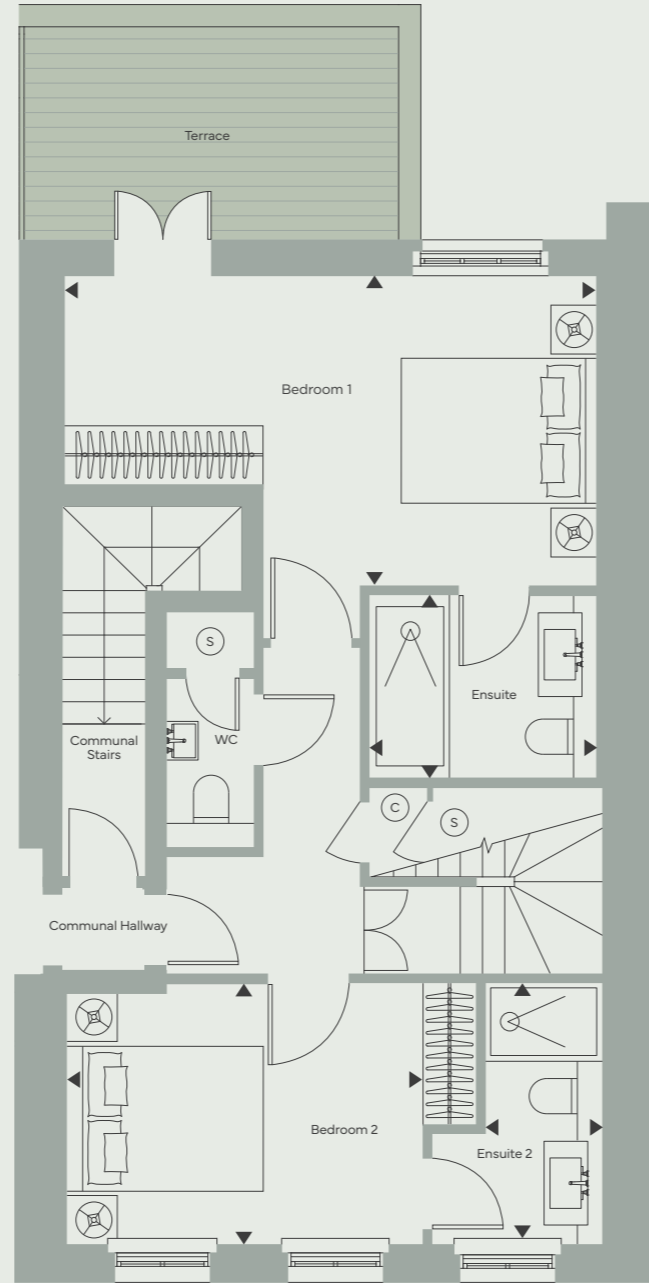
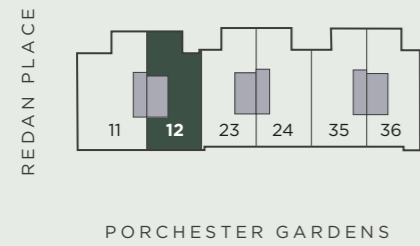
18 PORCHESTER GARDENS

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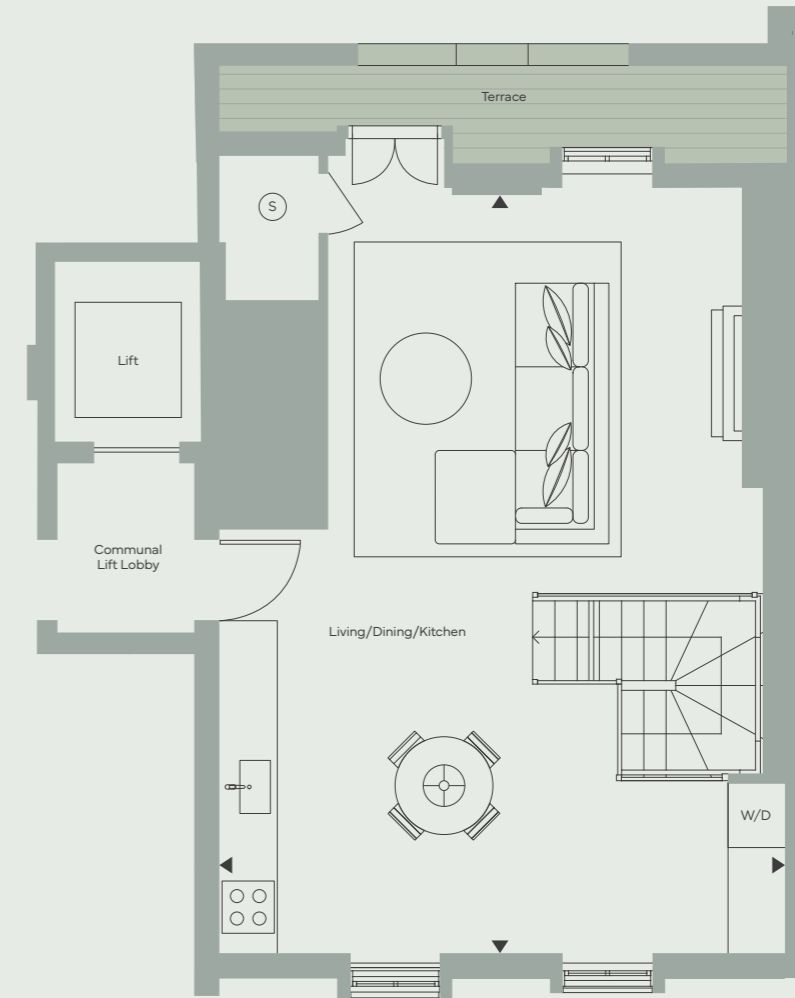
TWO BEDROOM
FOURTH & FIFTH FLOOR

| | | |
|----------------------------|-------------------------|---------------------------|
| Total Internal Area | 92 m² | 994 ft² |
| Total External Area | 13.7 SQ M | 147.1 SQ F |
| Living/Dining/Kitchen | 7.8m x 5.9m | 25.9" x 19.2" |
| Bedroom 1 | 3.2m x 5.5m | 10.6" x 18.1" |
| Ensuite | 1.9m x 2.3m | 6.3" x 7.7" |
| Bedroom 2 | 2.7m x 3.7m | 8.10" x 12.1" |
| Ensuite 2 | 2.7m x 1.7m | 8.10" x 5.9" |

-  Services
-  Cloakroom
-  Washer/Dryer



FOURTH FLOOR



FIFTH FLOOR




Floorplan illustrations show the layout of the accommodation only, are not to scale and do not show any furniture or fixtures. All measurements are approximate and have been measured in accordance with the Code of Practice for the Surveying of Residential Buildings. All measurements are approximate and have been measured in accordance with the Code of Practice for the Surveying of Residential Buildings.

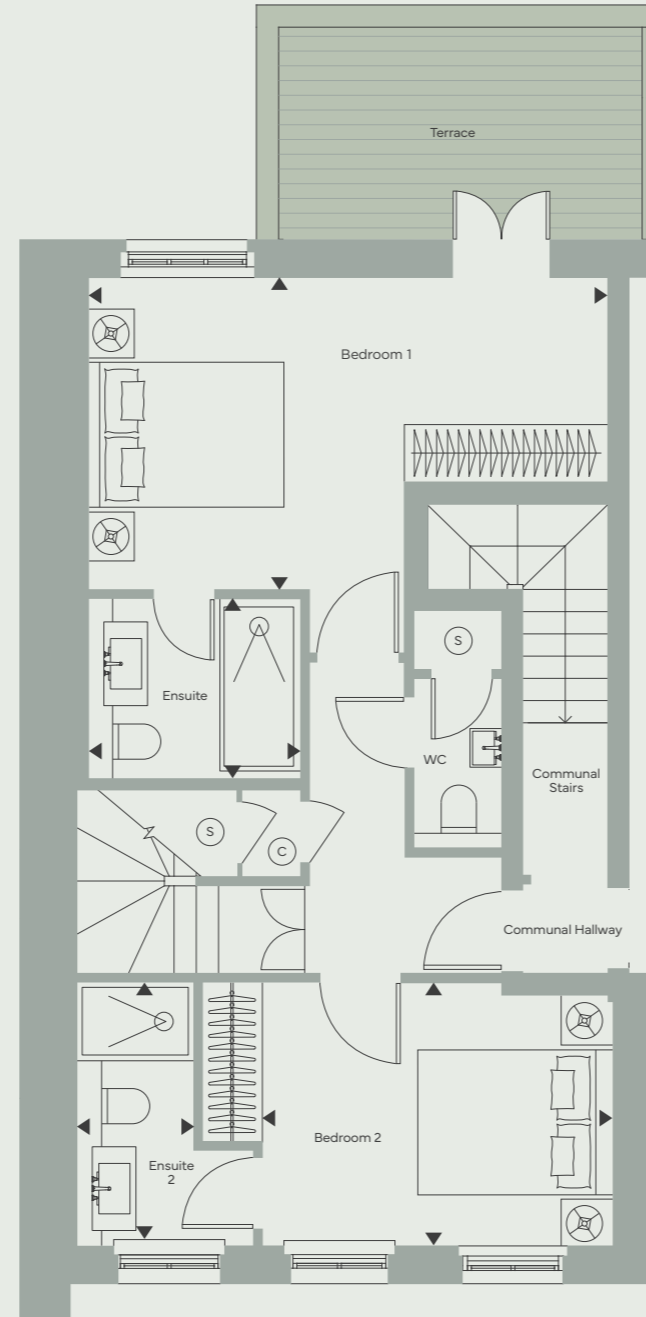
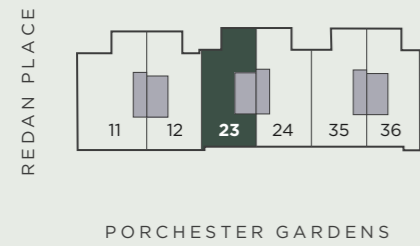
18 PORCHESTER GARDENS

RESIDENCE N° 23

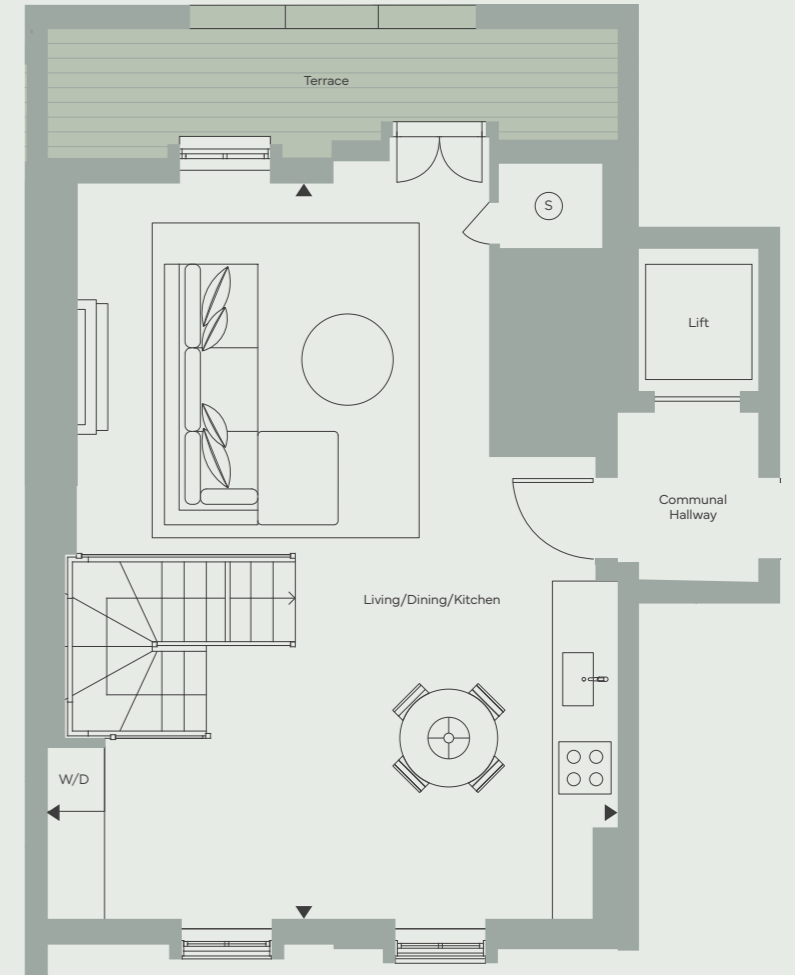
TWO BEDROOM
FOURTH & FIFTH FLOOR

| | | |
|----------------------------|-------------------------|---------------------------|
| Total Internal Area | 89 m² | 961 ft² |
| Total External Area | 15.8 SQ M | 170.5 SQ F |
| Living/Dining/Kitchen | 7.6m x 5.9m | 24.11" x 19.4" |
| Bedroom 1 | 3.2m x 5.4m | 10.6" x 17.7" |
| Ensuite | 1.9m x 2.2m | 6.2" x 7.8" |
| Bedroom 2 | 2.7m x 3.6m | 8.11" x 11.11" |
| Ensuite 2 | 2.7m x 1.2m | 8.11" x 3.11" |

-  Services
-  Cloakroom
-  Washer/Dryer



FOURTH FLOOR



FIFTH FLOOR




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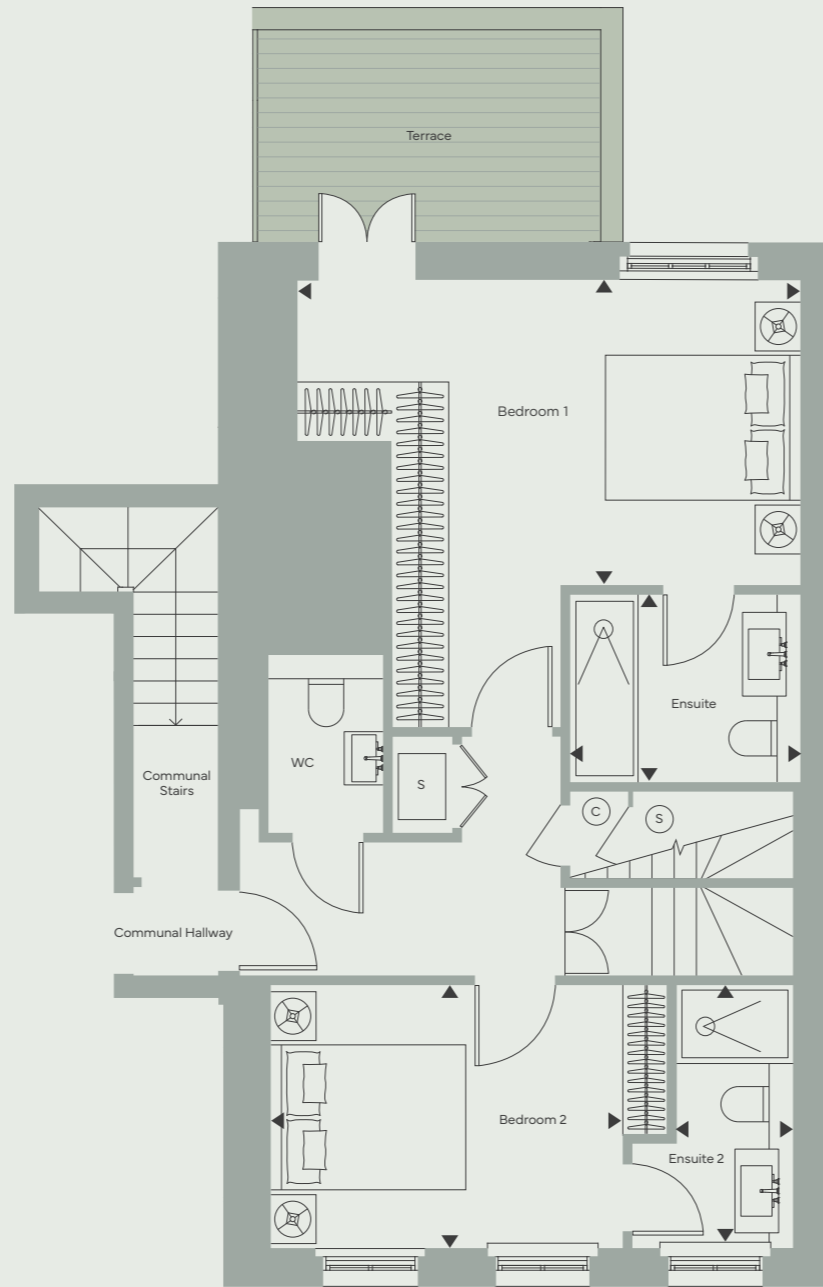
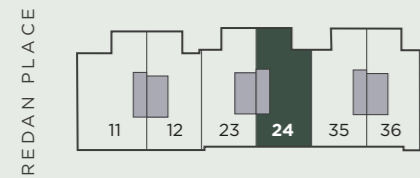
18 PORCHESTER GARDENS

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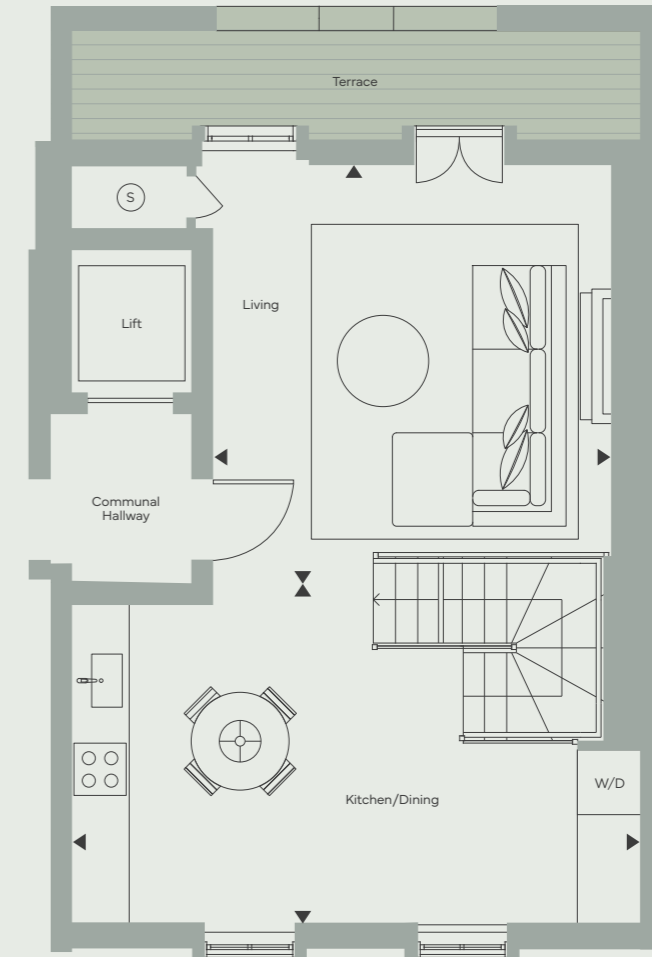
TWO BEDROOM
FOURTH & FIFTH FLOOR

| | | |
|----------------------------|-------------------------|---------------------------|
| Total Internal Area | 92 m² | 991 ft² |
| Total External Area | 14.3 SQ M | 154.4 SQ F |
| Living | 4.5m x 4.1m | 14.9" x 13.6" |
| Kitchen/Dining | 3.3m x 5.9m | 11.0" x 19.3" |
| Bedroom 1 | 3.2m x 5.2m | 10.4" x 17.1" |
| Ensuite | 1.9m x 2.4m | 6.4" x 7.10" |
| Bedroom 2 | 2.7m x 3.6m | 8.11" x 11.10" |
| Ensuite 2 | 2.7m x 1.7m | 8.11" x 5.5" |

-  Services
-  Cloakroom
-  Washer/Dryer



FOURTH FLOOR






FIFTH FLOOR

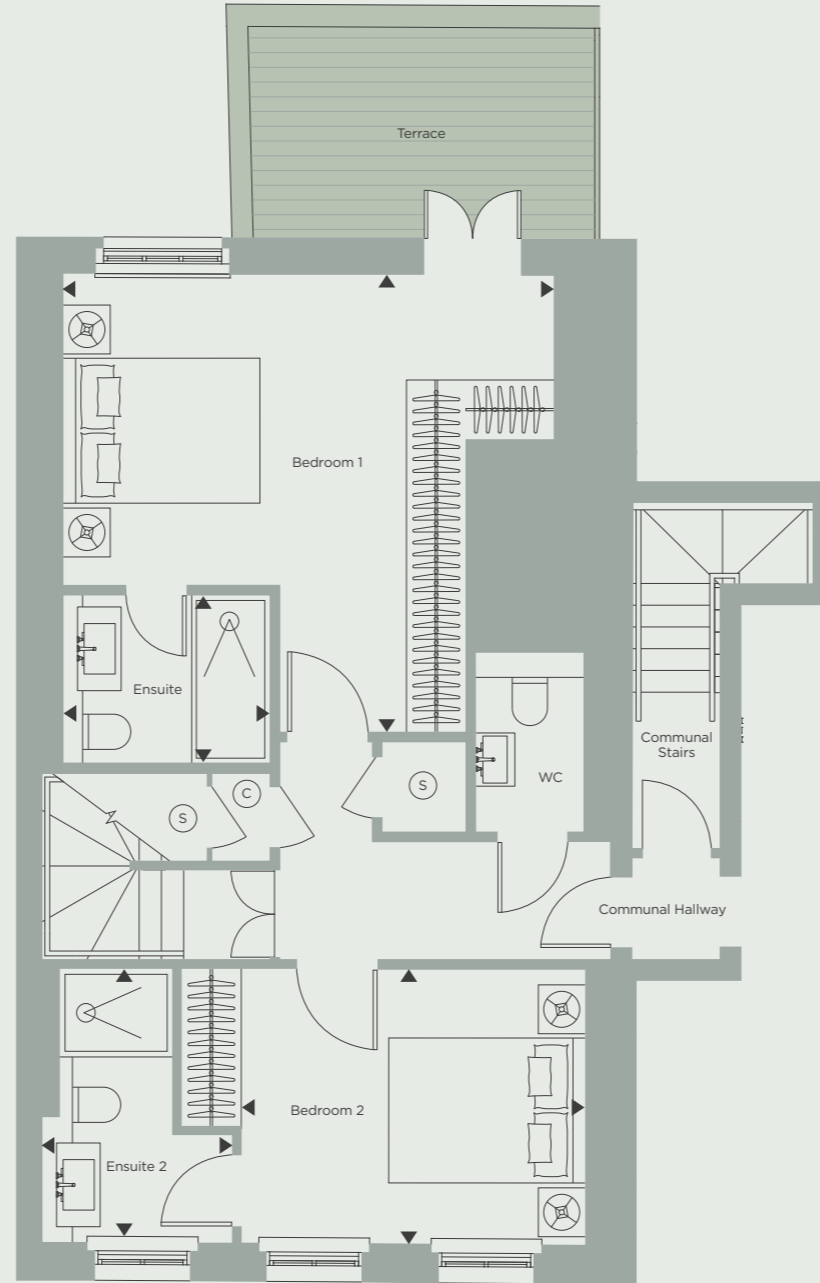
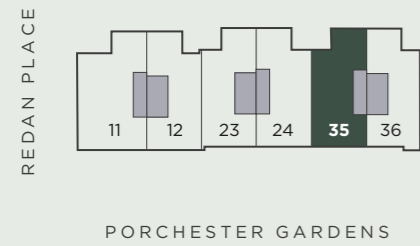
18 PORCHESTER GARDENS

RESIDENCE N° 35

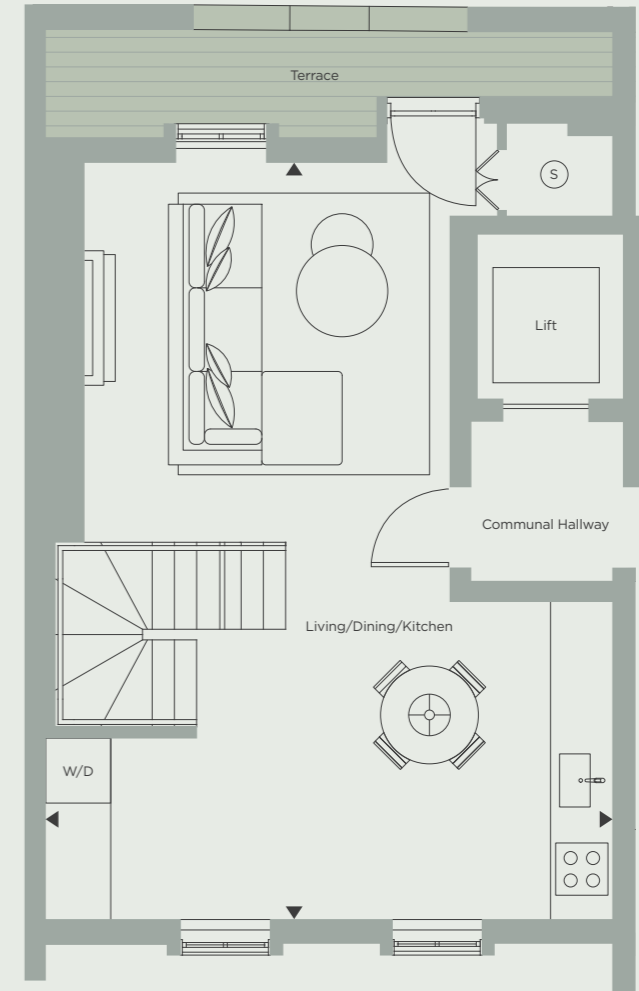
TWO BEDROOM
FOURTH & FIFTH FLOOR

| | | |
|----------------------------|-------------------------|---------------------------|
| Total Internal Area | 92 m² | 988 ft² |
| Total External Area | 13.5 SQ M | 145 SQ F |
| Living/Dining/Kitchen | 7.8m x 5.9m | 25.8" x 19.3" |
| Bedroom 1 | 4.7m x 5.1m | 15.6" x 16.8" |
| Ensuite | 1.7m x 2.1m | 5.8" x 6.11" |
| Bedroom 2 | 2.9m x 3.6m | 9.4" x 11.8" |
| Ensuite 2 | 2.8m x 2.0m | 9.3" x 6.5" |

-  Services
-  Cloakroom
-  Washer/Dryer



FOURTH FLOOR






FIFTH FLOOR

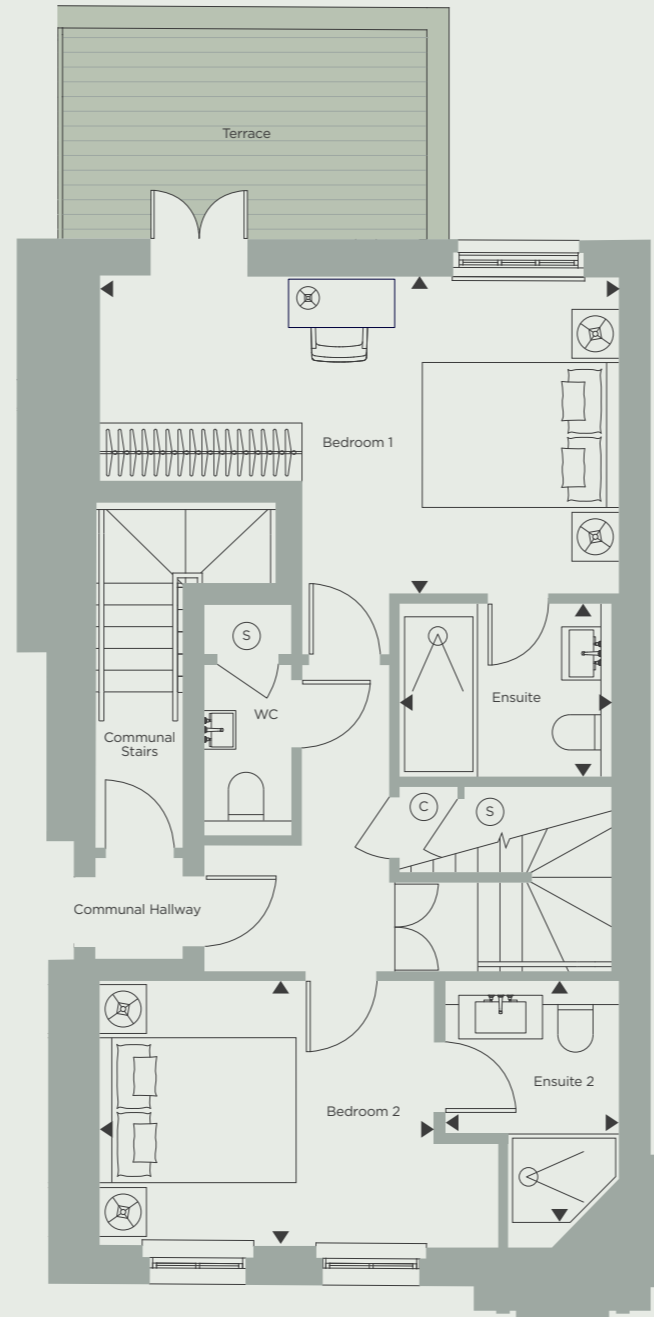
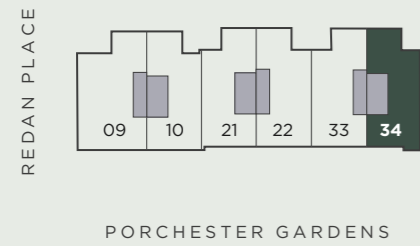
18 PORCHESTER GARDENS

RESIDENCE N^o 36

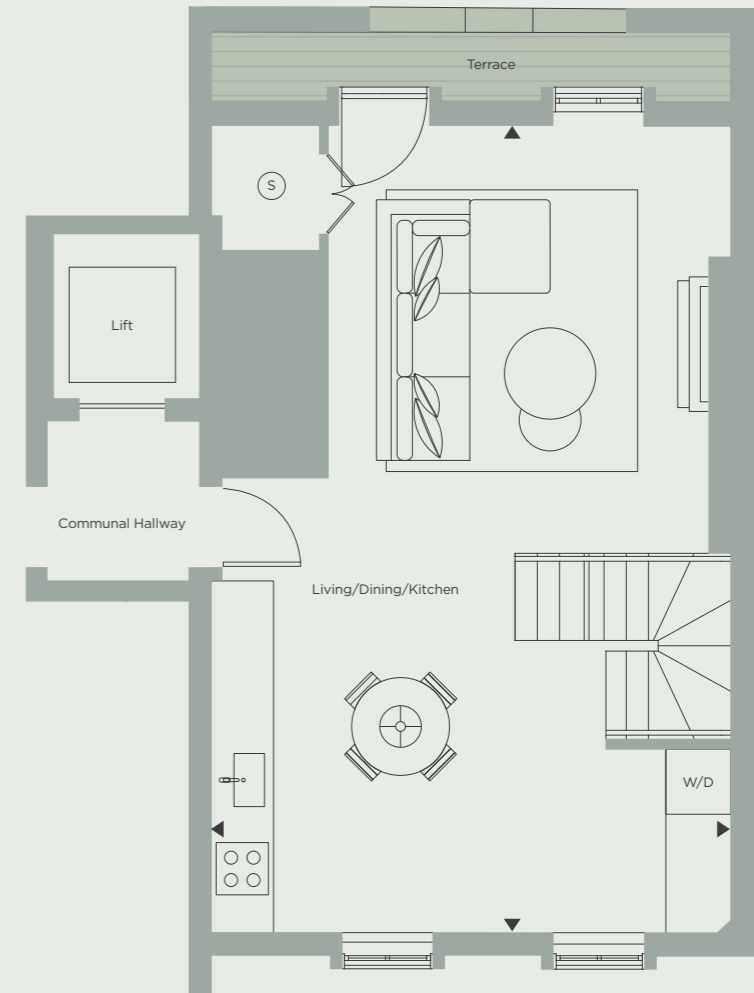
TWO BEDROOM
FOURTH & FIFTH FLOOR

| | | |
|----------------------------|-------------------------|---------------------------|
| Total Internal Area | 89 m² | 958 ft² |
| Total External Area | 12.1 SQ M | 130 SQ F |
| Living/Dining/Kitchen | 8.3m x 5.4m | 27.4" x 17.8" |
| Bedroom 1 | 3.2m x 5.4m | 10.6" x 17.8" |
| Ensuite | 1.9m x 2.2m | 6.1" x 7.2" |
| Bedroom 2 | 2.7m x 3.5m | 8.11" x 11.5" |
| Ensuite 2 | 2.8m x 1.8m | 9.1" x 6.0" |

-  Services
-  Cloakroom
-  Washer/Dryer



FOURTH FLOOR



FIFTH FLOOR

18 PORCHESTER GARDENS

SPECIFICATION

KITCHEN

- Contemporary kitchen with technical or marble stone worktops and splashback
- Under-mounted sink with mixer tap
- Technical or natural stone topped kitchen island (where applicable)
- Integrated under cabinet lighting
- Cooker hood (recirculating)
- Induction hob and integrated oven
- Integrated dishwasher
- Integrated fridge freezer
- Integrated microwave oven (where applicable)

BATHROOMS

- Stone or porcelain lined walk-in shower
- Overhead rain shower with wall mounted hand shower
- Bespoke fitted vanity unit with countertop and lighting
- Natural stone or porcelain floor
- Underfloor heating
- Heated towel rail

SECONDARY BATHROOMS

- Stone or porcelain lined walk-in shower
- Bespoke washstand
- Natural stone floor or porcelain
- Underfloor heating
- Heated towel rail

APARTMENT INTERIOR FINISHES

- Panel-mould timber entrance doors
- Panel-mould internal doors
- Engineered timber floors to entrance hall (where applicable), living room and dining rooms, and bedrooms
- Painted doors to service cupboards
- Bespoke fitted wardrobes
- Walls in matt painted plaster finish

HEATING AND COOLING

- Whole House Mechanical Ventilation with Heat Recovery, with tempered cooling feature
- Underfloor heating throughout apartments

ELECTRICAL

- Recessed LED down lighters throughout
- Pre-wired for home entertainment system in living area and bedroom 1

AV, TELEPHONE AND DATA SYSTEMS

- Wiring for multiple satellites and terrestrial television from central receiver
- TV outlets to living area and bedrooms
- Telephone and data outlets to living area and bedrooms

SECURITY

- Access to building via electronic video entry system
- CCTV coverage to main estate entrances
- High security multi-point locking entrance door
- Secure post and parcel storage off main entrance lobby

ENTRANCE LOBBY AND COMMON AREAS

- Bespoke designed entrance lobbies
- Bespoke lifts and lift lobbies



8 EATON LANE



REGENT'S CRESCENT



LANCER SQUARE

ABOUT THE DEVELOPER

—

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