



## Portnall Road, London

Asking price £475,000

- 554 sq. ft.
- Private Entrance
- NO CHAIN
- Early Viewings Recommended
- 1 Bedroom
- Outside space – Front & Rear
- Ideal First Time Buy/Investment
- Completely Refurbished
- SHARE OF FREEHOLD
- Fully fitted new Kitchen & Bathroom

## Portnall Road, W9

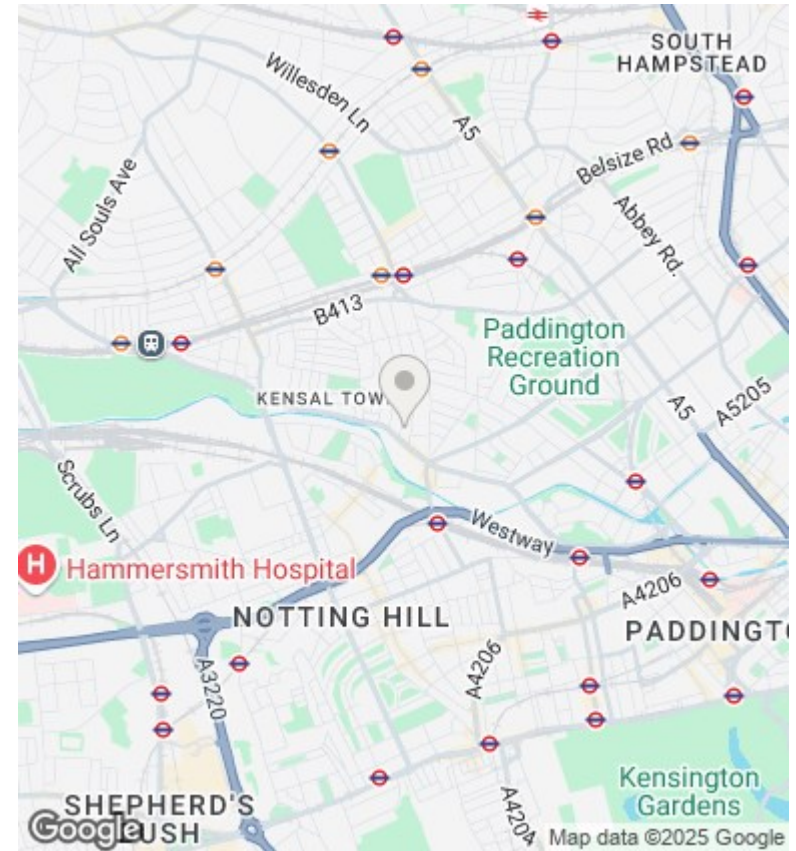
Approximate Area = 51.5 m sq / 554 sq ft  
For identification only - Not to Scale



### LOWER GROUND FLOOR FLAT

Total Area: 51.5 m<sup>2</sup> ... 554 ft<sup>2</sup> (excluding front garden, garden)

This floor plan is produced in accordance with RICS Property Measurements Standards incorporating International Property Measurement Standards (IPMS: Residential). The plan is for layout guidance only and not drawn to scale unless otherwise stated. Measurements and position of windows, door openings, rooms and any other items are approximate. Whilst all care is taken in the preparation of this plan, if any aspects of this plan are of specific importance, an independent inspection would be advised.



## Directions

The property fronts onto Portnall Road close to it's junction with Harrow Road between Maida Vale and North Kensington. A variety of shopping and leisure amenities are available on Harrow Road whilst Westbourne Park Underground Station is within easy walking distance.

## Viewings

Viewings by arrangement only. Call +44 20 3300 3550 to make an appointment.

## Council Tax Band

E

## EPC Rating:

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