



Portnall Road, W9 3BA
Asking Price £450,000

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Portnall Road, W9

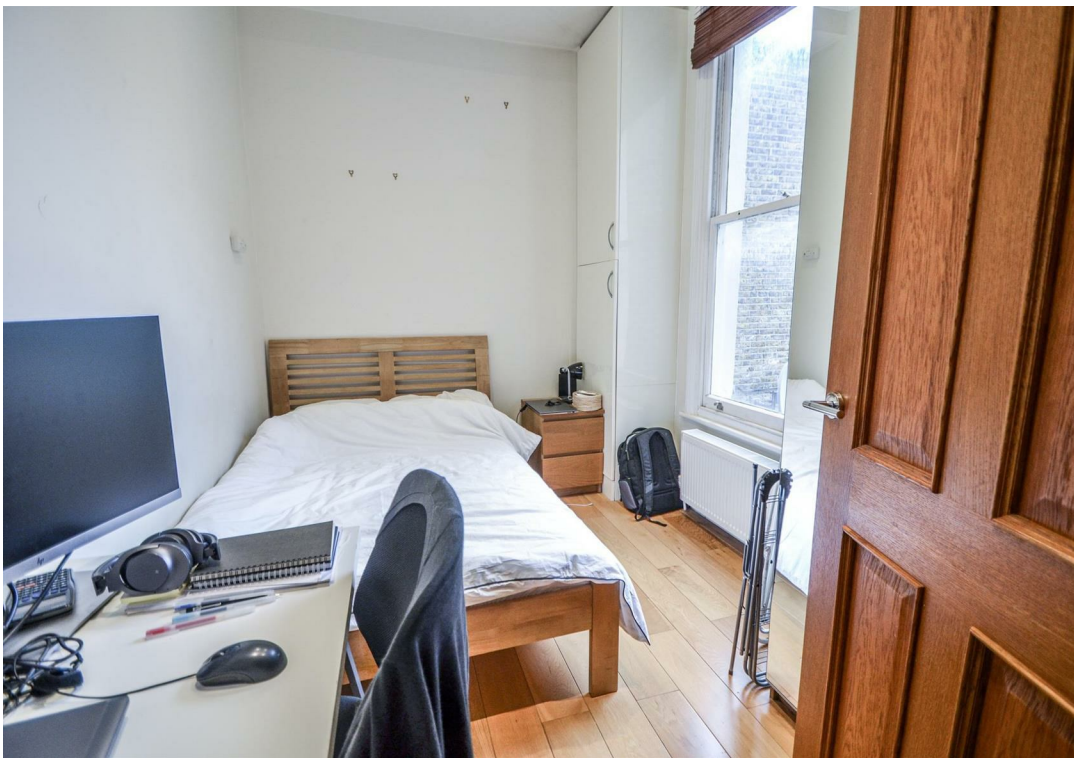
- Chain free period property
- Two Double Bedrooms
- Open plan kitchen
- Close to Transport Links

Coopers of London are proud to present this charming two bedroom period property on the raised ground floor on Portnall Road, W9.

The flat comprises: entrance hallway, 2 double bedrooms, open plan reception/kitchen and modern bathroom.

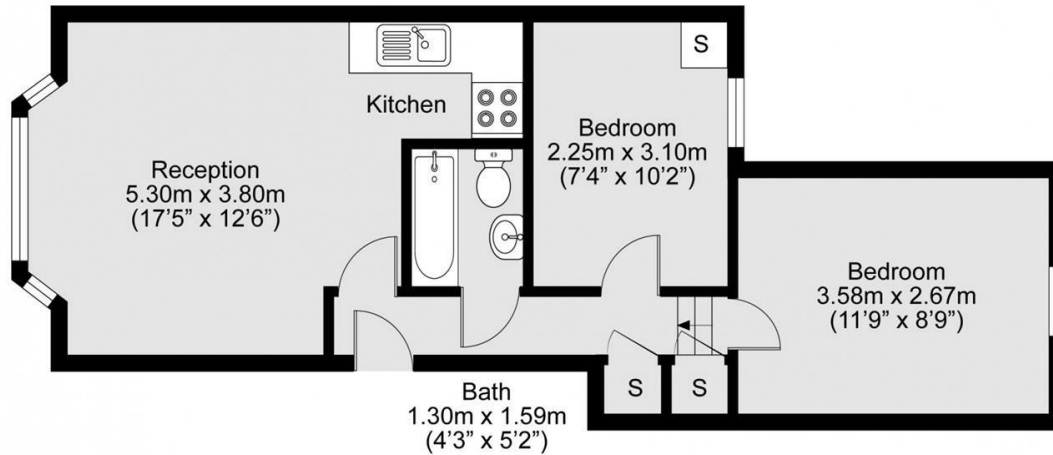
Situated just off Harrow Road, Portnall Road is walking distance from Westbourne Park tube and has excellent bus links.





Portnall Road, London, W9 3BA

GROSS INTERNAL AREA
42.0sqm / 452.1sqft



GROSS INTERNAL AREA(GIA)
The footprint of the property
42.0sqm / 452.1sqft

TOTAL STORAGE SPACE
Storage and wardrobe total area
1.1sqm / 11.8sqft

EXTERNAL STRUCTURAL FEATURES
Balcony, Terrace, Verandah etc.
0.0 sqm / 0.0sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sqm / 0.0sqft



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

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

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Strictly by appointment with:
Coopers of London, 22 Cleveland Street,
Fitzrovia, London W1T 4JB
info@coopersonlondon.co.uk

0207 580 9658

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