



## PORTLAND CRESCENT, STANMORE, HA7

£645,000

\* VIRTUAL TOUR AVAILABLE \* Goldman Greg are delighted to offer this three bedroom semi detached family home located on Portland Crescent, HA7 offering convenient access to Kenton High Street.

This ideal family home is well presented throughout and offers a spacious through lounge, conservatory, fitted kitchen, family bathroom, three good size bedrooms, rear garden and off street parking to the front.

The property is ideally located between Kenton, Queensbury and Canons Park and offers excellent transport links with a choice of three stations all within 1 mile.

Schools located nearby include Park High, Kenmore Park Junior and Glebe Primary. Canons Park playing fields are also within close proximity of the property.

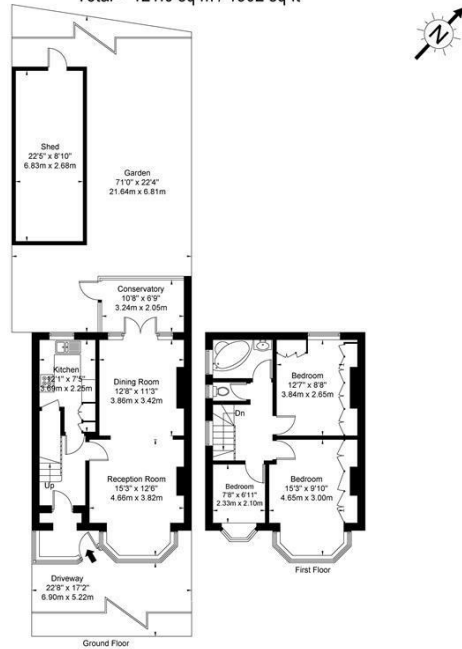
Viewings are highly recommended.



Goldman Greg

# Portland Crescent, HA7 1LZ

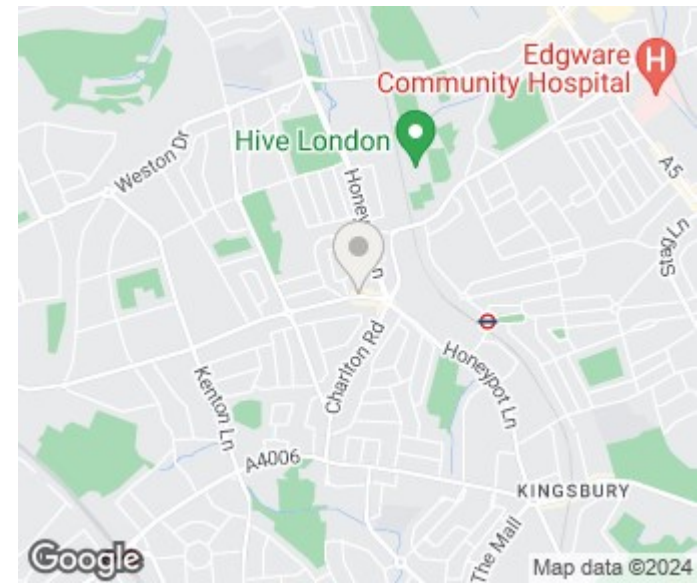
Approx. Gross Internal Area = 102.5 sq m / 1103 sq ft  
 Shed = 18.5 sq m / 199 sq ft  
 Total = 121.0 sq m / 1302 sq ft



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</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	

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

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