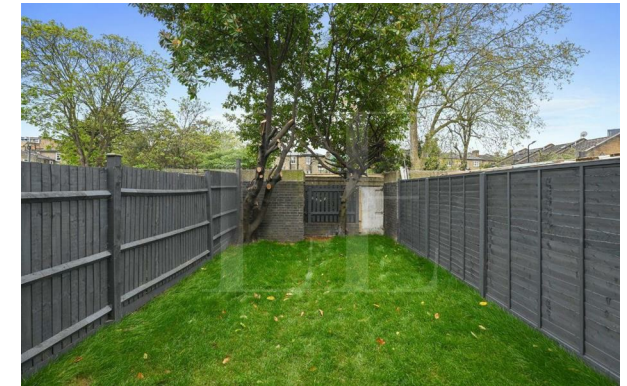


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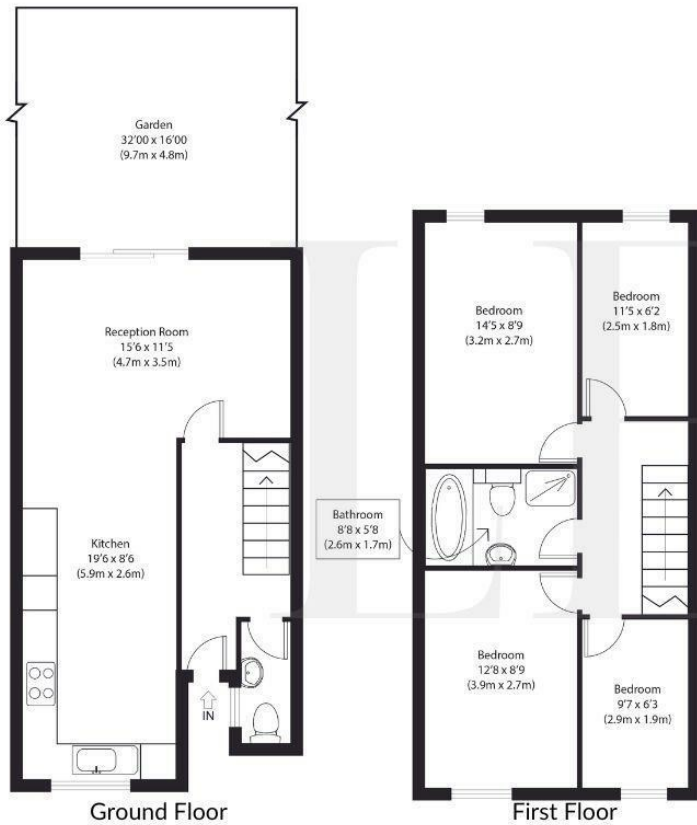


## Portland Grove, London

Offers in the region of £690,000

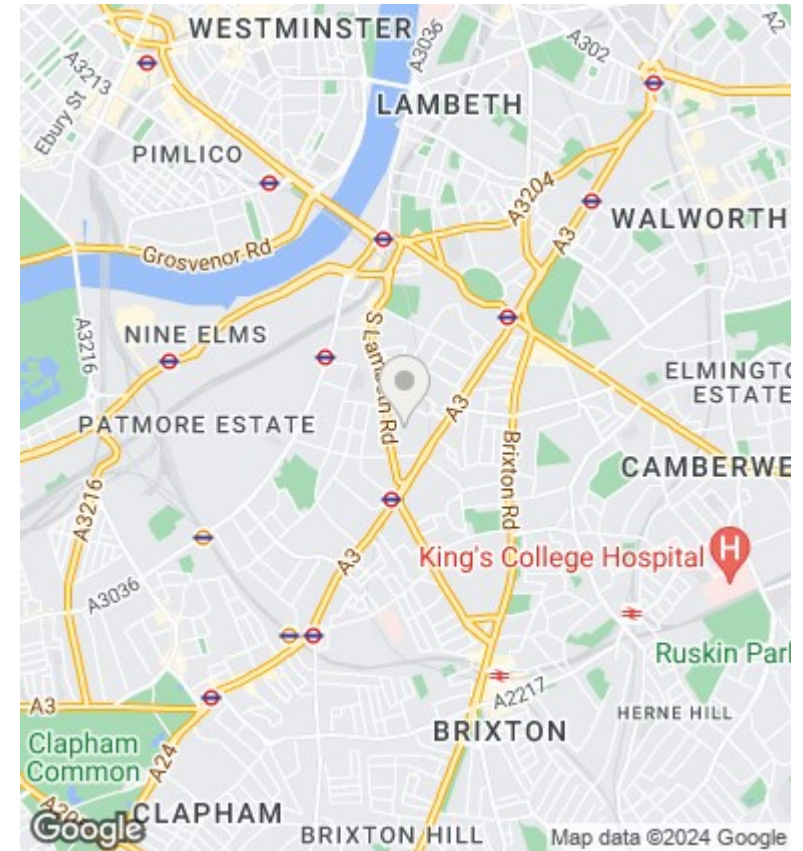
20 Wenlock Road, Islington, London, N1 7GU  
02035 381156

hello@lilyanaestates.co.uk  
www.lilyanaestates.co.uk



Approximate Gross Internal Area  
970 sq ft (90 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisers should conduct a careful, independent investigation of the property in respect of necessary valuations. Copyright: www.zillow.co.uk



## Summary

Welcome to Portland Grove, London - a charming location for this delightful mid-terrace house built in 1974. This property boasts a generous 1 reception room and 4 bedrooms, providing ample space for comfortable living.

Situated in a prime location, this house offers the perfect blend of convenience and tranquility. Whether you're looking to unwind in the spacious reception room or retire to one of the four cosy bedrooms, this property caters to all your needs.

The classic mid-terrace design adds character to the neighbourhood, while the interior offers a blank canvas for you to unleash your creativity and make this house your home. With a history dating back to 1974, this property exudes a sense of nostalgia while offering modern comforts.

## Viewings

Viewings by arrangement only.  
Call 02035 381156 to make an appointment.

Council Tax Band  
D

EPC Rating:  
D

| Energy Efficiency Rating                           |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |   |                         |           |
| (92 plus)  | A |                         | 85        |
| (81-91)  | B |                         |           |
| (69-80)  | C |                         |           |
| (55-68)  | D | 64                      |           |
| (39-54)  | E |                         |           |
| (21-38)  | F |                         |           |
| (1-20)   | G |                         |           |
| <i>Not energy efficient - higher running costs</i> |   |                         |           |
| <b>England &amp; Wales</b>                         |   | EU Directive 2002/91/EC |           |