



# Portnall Road

London, W9

Asking Price £795,000

A newly refurbished three bedroom upper maisonette spanning approximately 1077 square feet.

Nicely positioned on a quiet residential street and filled with abundant natural light the accommodation comprises a spacious open plan kitchen reception, master bedroom with en suite bathroom, two further double bedrooms both served by a family bathroom.

Close to Queens Park Underground (Bakerloo) and all of the popular facilities of Queens Park and Salusbury Road.



# Portnall Road

## London, W9

- A newly finished 3 bedroom apartment spanning approx. 1077 square feet.
- Benefitting from a share in the freehold and exceptionally long underlying lease.
- Filled with abundant natural light.
- Close to the shopping facilities of the ever popular Salusbury Road.





**Tenure:** Share of Freehold 956 years 9 months

**Service Charge:** £276.87

**Ground Rent:** £0

**Local Authority:** City of Westminster

**Council Tax Band:** D

| Energy Efficiency Rating                          |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs       |         |           |
| A (94-100)  |         |           |
| B (81-93)   |         |           |
| C (69-80)   | 71      | 78        |
| D (55-68)   |         |           |
| E (39-54)   |         |           |
| F (21-38)   |         |           |
| Not energy efficient - higher running costs       |         |           |
| G (1-20)  |         |           |
| England, Scotland & Wales EU Directive 2002/91/EC |         |           |

### *Chestertons Little Venice Sales*

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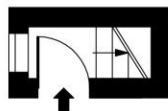
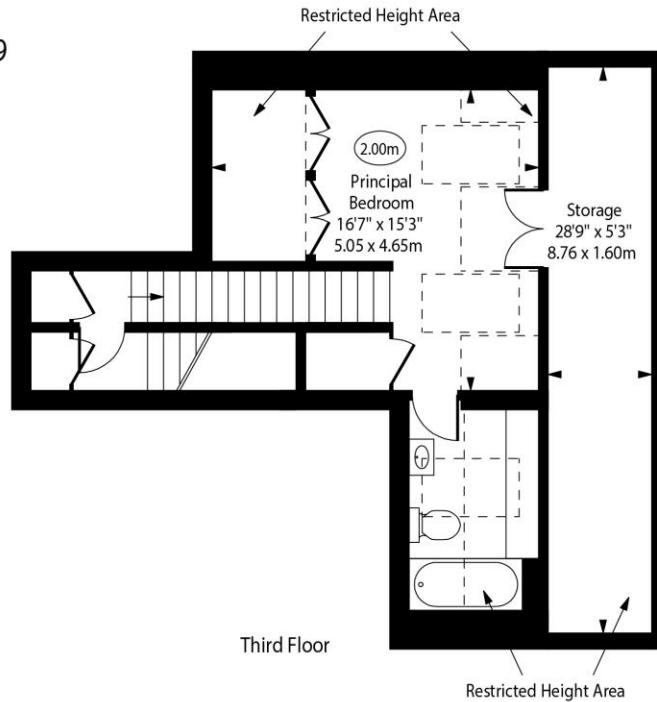
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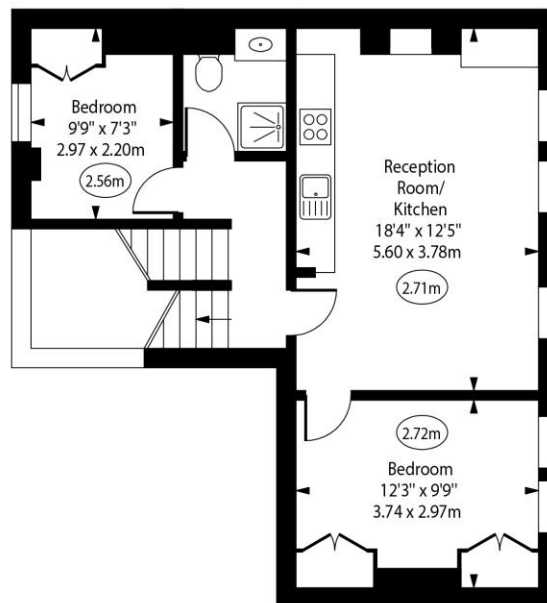
Portnall Road, W9



○ - Ceiling Height



First Floor



Approx Gross Internal Area 800 Sq Ft - 74.32 Sq M

Approx. Floor Area Including Restricted Heights 1077 Sq Ft - 100.05 Sq M  
(Including Storage)

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 026744R

