



Portnall Road

London, W9

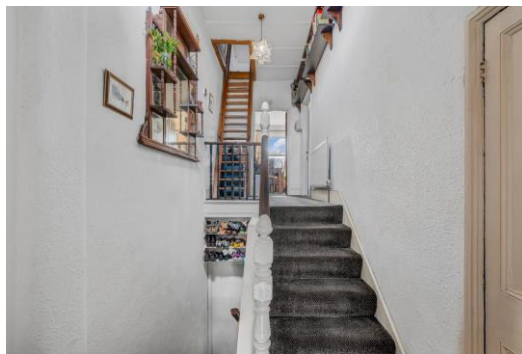
Offers in excess of £475,000

Spanning the top floor of a period conversion offering over 892 sqft including the demised loft. The property consists of an eat in kitchen, a spacious bedroom with a fireplace and a large living space benefiting from a west facing windows flooding the space with natural light.

There is direct access to the loft which could easily converted into a further bedroom subject to planning consent.

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

CHESTERTONS



Portnall Road

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- Spacious 1 bedroom
- Set on a quiet blossom lined street
- Share of freehold
- Huge amounts of potential
- Victorian conversion



Tenure: Share of Freehold 135 years 11 months

Service Charge: Ad Hoc

Ground Rent: £0

Local Authority: 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)	72	79
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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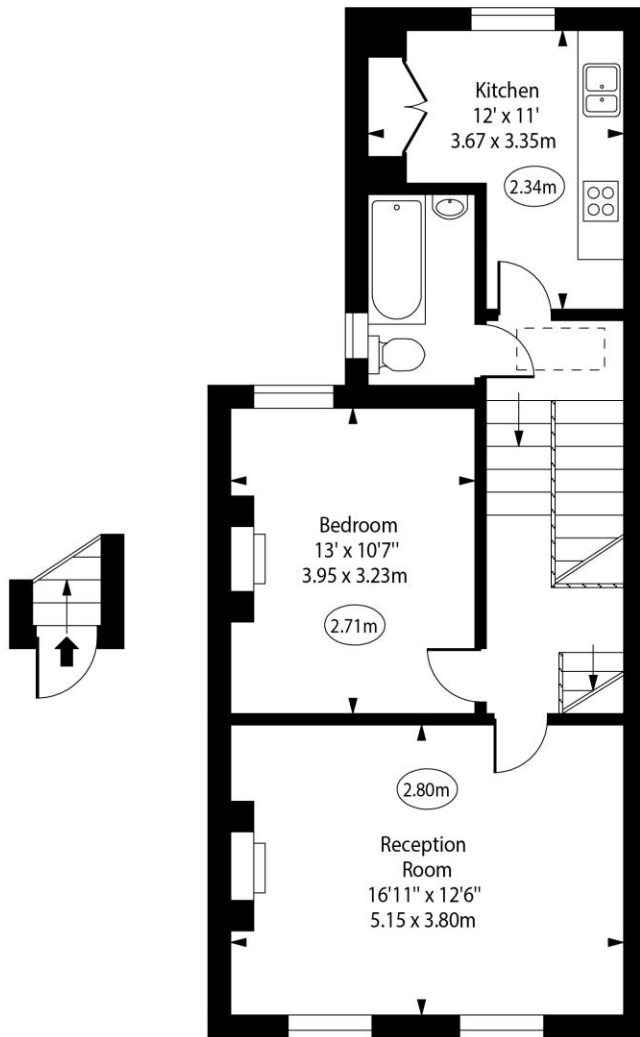
020 7286 4632

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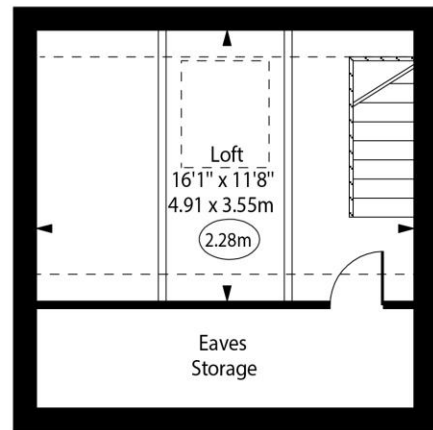


○ - Ceiling Height



First Floor
Entrance

Second Floor



Third Floor

Approx Gross Internal Area

780 Sq Ft - 72.46 Sq M

Approx. Floor Area Including Restricted Heights

892 Sq Ft - 82.87 Sq M

(Including Eaves Storage)

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 027270R

