



3 Bedroom Duplex
Portnall Road
London W9

- Top Floor Duplex
- Master bedroom with en-suite
- Private roof terrace
- Chain free

Asking price of £795,000
Long Lease



Portnall Road, W9

Approximate Gross Internal Area = 1060 sq ft / 98.5 sq m

□ = Reduced headroom below 1.5m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (10790654)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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, Scotland & Wales	EU Directive 2002/91/EC	

Arranged over the upper floors of this smart Victorian terraced house on this peaceful turning is this refurbished THREE-DOUBLE BEDROOM DUPLEX MAISONETTE. This stunning modern home features a large WEST FACING reception room with open plan kitchen complete with integrated appliances and natural stone worksurface. Portnall Road is located within moment walking distance of Queens Park Bakerloo and Overground station.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.