

# Portman House

Eastcote • Middlesex • HA5 1RJ

Asking Price: £450,000



coopers  
est 1986

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Finished to an exceptional standard by award-winning developer London Square, Coopers are delighted to present this stunning two-bedroom apartment. Perfectly located just moments from Eastcote Station and the High Street, residents will enjoy easy access to a wide range of shops, cafés, and local amenities. This superb property offers a spacious lounge with access to a private balcony, leading into a stylish open-plan fitted kitchen. There are two generous double bedrooms, with the principal bedroom featuring a luxury en-suite shower room, along with a contemporary family bathroom. Further benefits include underfloor heating throughout, fitted wardrobes, gated allocated parking, lift access, and a video entry phone system. A perfect combination of luxury, convenience, and modern design, this apartment truly exemplifies high-quality living in the heart of Eastcote.

TWO BEDROOM

GROUND FLOOR

CHAIN FREE

TWO BATHROOM

SPACIOUS

APARTMENT

PRIVATE OUTDOOR SPACE

PLENTY OF STORAGE

CLOSE PROXIMITY TO SHOPS AND AMENITIES

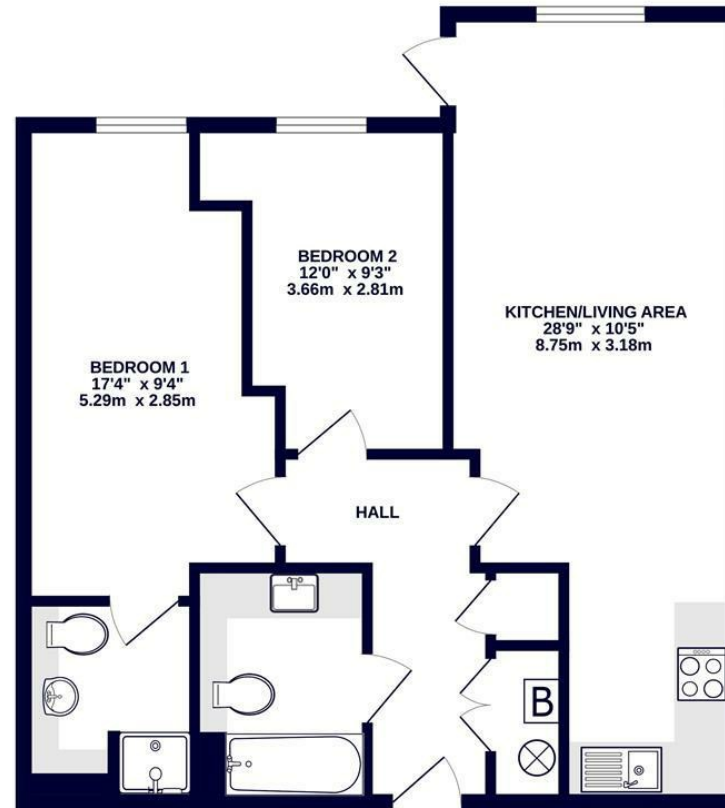
676 SQ FT

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





GROUND FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA: 676 sq.ft. (62.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                             |         |        |
|------------------------------------------------------|---------|--------|
| Very energy efficient - lower running costs          | Current | Target |
| 92-100 A                                             |         |        |
| 81-91 B                                              |         |        |
| 69-80 C                                              |         |        |
| 55-68 D                                              |         |        |
| 49-54 E                                              |         |        |
| 45-48 F                                              |         |        |
| 35-39 G                                              |         |        |
| Below 35 Not energy efficient - higher running costs |         |        |
| England & Wales                                      |         |        |
| EPC Directive 2002/91/EC                             |         |        |

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.