

# Wenlock & Taylor



Portland Crescent, Stanmore

Middx, HA7 1LT

Price £550,000





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REFURBISHMENT OPPORTUNITY. We are delighted to offer this 938 sq.ft (87 sq.m) 1930s built semi detached house comprising 3 bedrooms (one with fitted wardrobes), 2 receptions, kitchen, conservatory, bathroom, separate wc, 70ft rear garden, garage to the rear with shared access/driveway and off street parking to the front. The property is equipped with double glazed windows, requires updating/refurbishment and also offers scope to increase the living space by extending to the rear and/or converting the loft space (stpp) and is offered with no upper chain. Situated close to the shops, amenities and bus routes on Queensbury Circle and nearest stations are Queensbury and Canons Park (Jubilee Line). Tenure is Freehold and Council Tax Band is 'E' (London Borough of Harrow).



**ENTRANCE HALL**  
( )  
with stained glass front door and wing window leading to hall with understairs meter and storage cupboards.  
**RECEPTION 1**  
13'3 (to bay) x 11'1 (to alcove) (4.04m (to bay) x 3.38m (to alcove))  
with double glazed windows, built in alcove cupboards and shelving, fireplace, ceiling coving.  
**RECEPTION 2**  
12'0 x 10'6 (to alcove) (3.66m x 3.20m (to alcove))  
with ceiling coving, door to conservatory, open access to kitchen.

**KITCHEN**  
8'4 x 6'10 (2.54m x 2.08m)  
with inset sink and drainer, wall and base cupboards, marble work surface, tiled walls, double glazed windows, plumbing for washing machine.

**CONSERVATORY**  
8'11 x 7'6 (2.72m x 2.29m)  
with door to rear garden.

**STAIRS & LANDING**  
**TO FIRST FLOOR**  
with access to loft space, double glazed landing window.  
**BEDROOM 1**  
13'6 (to bay) x 9'4 (to chimney breast) (4.11m (to bay) x 2.84m (to chimney breast))  
with built in wardrobes, double glazed windows.

**BEDROOM 2**  
11'8 x 10'0 (to alcove) (3.56m x 3.05m (to alcove))  
with built in cupboard containing hot water cylinder, built in wardrobe, fireplace, timber floor, double glazed windows.

**BEDROOM 3**  
7'11 x 6'5 (2.41m x 1.96m)  
with double glazed windows.

**BATHROOM**  
with avacado coloured suite comprising bath and shower attachment and pedestal wash hand basin, tiled walls, double glazed windows.

**SEPARATE WC**  
with wc, tiled wall, double glazed window.

**GARDEN**  
at rear 70ft approximately (visual estimate) and access to garage.

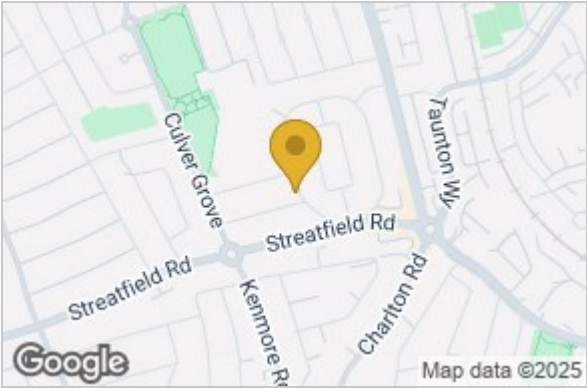
**GARAGE & SHARED DRIVEWAY**  
garage at rear of property and of single size with shared driveway/access.

**OFF STREET PARKING**  
with space for one car to front.

**TENURE**  
The tenure is Freehold.

The operational condition of the services and appliances connected at the property have not been checked and as such no warranties are offered thereto.

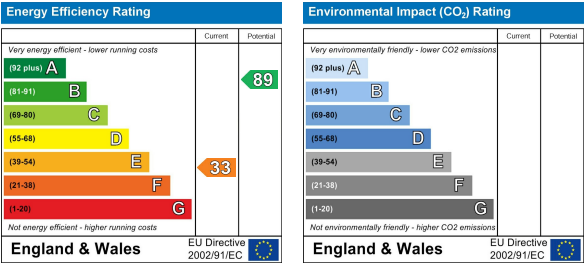
Area Map



Floor Plan



Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.