

**COCKBURN**  
ESTATE AND LETTINGS AGENTS

Portland Crescent

SE9 4TT



**\*\*\* CHAIN FREE SALE \*\*\***

**Ideal for first-time buyers or as a robust buy-to-let investment, this two-bedroom ground floor flat in Portland Crescent, Nottingham, offers comfortable living with the significant advantage of a chain-free sale.**



*Boasting a generous floor area of 647 sq ft, this well-proportioned flat features a bright reception room, providing ample space for relaxation and entertaining. The fitted kitchen offers practicality and efficient workspace. There are two comfortable bedrooms, accompanied by a well-appointed bathroom. A key highlight of this property is the private garden to the rear, offering a wonderful outdoor space for enjoyment and al-fresco dining. On-street parking is plentiful, adding convenience for residents.*

*Located within walking distance of Nottingham Village's local shops, eateries, and leisure facilities, this home ensures everyday amenities are easily accessible. Connectivity is excellent, with Nottingham Railway Station and local bus links within easy reach, offering straightforward commutes and access to wider areas. The property benefits from a long lease length, providing peace of mind.*

*This presents a fantastic opportunity in a well-regarded area. Contact us today to arrange your viewing!*

**Lease Length 147 Years | No service charges or ground rent applicable**

## Key Features:

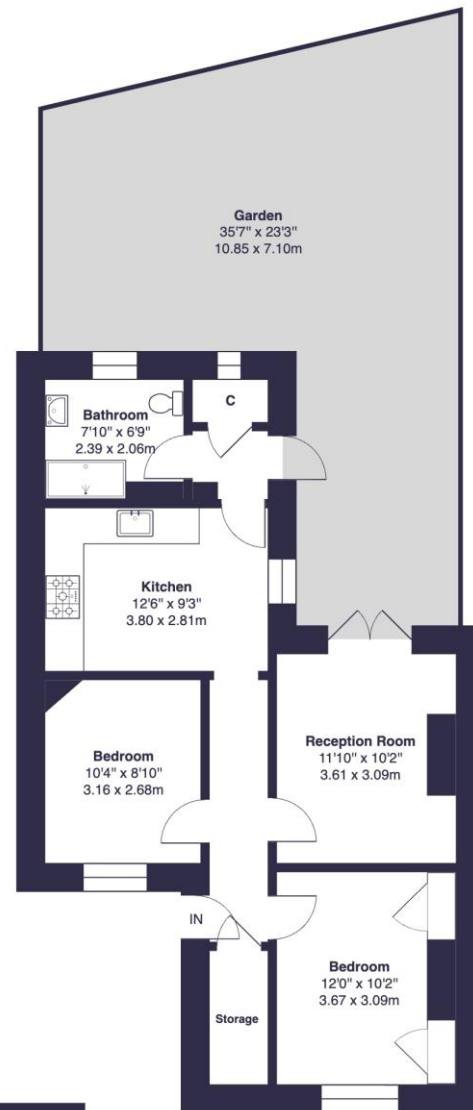
- ❑ Chain Free Sale
- ❑ Two Bed Ground Floor Flat
- ❑ Private Garden To Rear
- ❑ Perfect For First Time Buyers
- ❑ Ideal Buy To Let Investment
- ❑ Long Lease Length
- ❑ Plentiful On Street Parking
- ❑ Walking Distance To Mottingham Village Shops, Eateries & Leisure Facilities
- ❑ Easy Reach Of Mottingham Railway Station & Bus Links
- ❑ Council Tax Band C - London Borough Of Bromley





## Portland Crescent, SE9

Approximate Gross Internal Area = 647 sq ft / 60.1 sq m



Ground Floor

This floor plan was produced using RICS measurements standards 2nd edition.  
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.  
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.  
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**EPC:** D

**COUNCIL TAX BAND:** C

**TENURE:** Leasehold

For more information on this property or to arrange a viewing please call the office on

0208 859 8590

Alternatively, you can scan below to view all of the details of the property online.



352 Footscray Road  
New Eltham  
London  
SE9 2EB