



PORTLAND ROAD, W11

£4,250 per month

- Two Double Bedrooms
- Two Roof Terraces
- Recently Refurbished
- Duplex
- Excellent Location
- Fitted Storage

@marshandparsons
marshandparsons.co.uk

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ABOUT THE PROPERTY

This split-level maisonette comes to the market in excellent condition consisting of a bright open plan kitchen/reception room which leads out to a wonderful terrace. On the lower level is a family bathroom and two double bedrooms. Both bedrooms are of a good proportion with plenty of built in storage and the master bedroom further benefits from it's own balcony.

Portland Road is a short stroll from the famous Clarendon Cross area of Holland Park and a wealth of shops, bars and restaurants along Holland Park Avenue are just a stroll away. The nearest underground station is Holland Park, on the Central line.



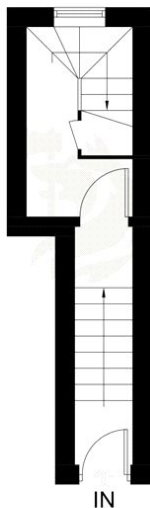
STEP INSIDE PORTLAND ROAD

Portland Road

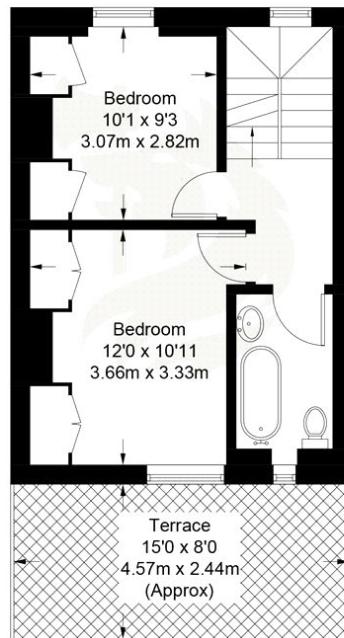
Approximate Gross Internal Area = 690 sq ft / 64.1 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 17 sq ft / 1.6 sq m
Total = 707 sq ft / 65.7 sq m



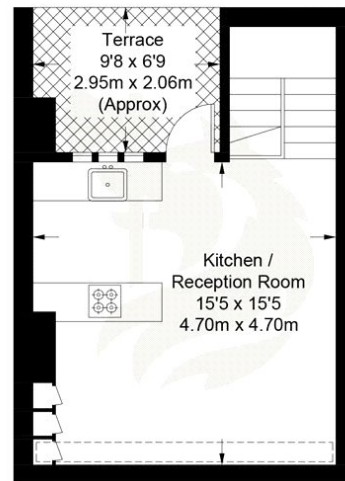
 = Reduced headroom below 1.5m / 5'0"



Ground Floor
90 sq ft / 8.4 sq m



First Floor
342 sq ft / 31.8 sq m



Second Floor
275 sq ft / 25.5 sq m
(Including Reduced Headroom)

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice.

Holland Park
020 7605 6895

Energy Rating: We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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