

## Portnall Road, Maida Vale, London



3



2



1



64

£650,000

Step inside and you'll find a bright three-bedroom maisonette spread over three levels, with warm engineered wood floors running throughout. The layout flows naturally, making it easy to carve out spaces for living, working, and unwinding.

On the top floor, the principal bedroom sits neatly under the eaves, complete with its own full en-suite bathroom – a private retreat at the end of the day. The middle floor is all about everyday living, with an open-plan lounge and kitchen that's perfect for cooking, eating, and entertaining, alongside a second bedroom that's flexible as a guest space or home office. Down on the first floor, you'll find a third bedroom plus a shower room, ideal for visitors or as a dedicated study.

### THE AREA

You're tucked away on a quiet residential street between Maida Vale and Queen's Park, giving you a balance of calm surroundings and vibrant local life. Grab coffee, brunch, or a bottle of wine from the delis, cafés, and independents on Elgin Avenue. At weekends, stock up at Queen's Park Farmers' Market or take a stroll around the green spaces of Paddington Recreation Ground.

### CONNECTIONS

Getting around couldn't be easier. Queen's Park station (Bakerloo & Overground) is nearby, with quick links into the West End, Paddington, and Notting Hill. Local bus routes keep you connected across west and central London, making this a convenient base for work and play.

This is a home that gives you London connectivity, great lifestyle, and a brilliant local neighbourhood all in one.

If you're looking for a fun, well connected flat in one of west London's popular neighbourhoods – Portnall Road is ready and waiting.

- 3 bedroom maisonette
- Engineered wood flooring
- Unique 3-storey layout
- 871 sq ft internal space
- Popular neighborhood
- Walking distance to shops and entertainment
- Close to transport links
- Service charge: £1,774 pa
- Ground rent: £300 pa
- Tenure: 117 years

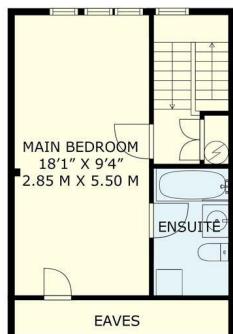
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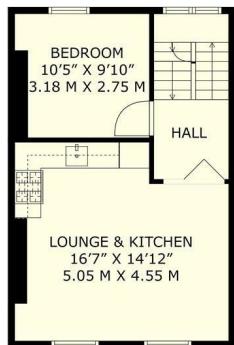
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THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA: 871 SQ. FT / 81 SQ. M  
 This plan is for layout guidance only. Not drawn to scale unless stated. Windows and doors are approximate. Whilst every care is taken into the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

