



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Portnall Road, Maida Hill, W9 3BN

Asking Price £440,000

Subject to Contract

- Loads of potential
- Modern white lacquered kitchen
- Timber style flooring
- Gas central heating
- Long lease
- Impressive, sizeable reception room
- Recently fitted bathroom
- Equi distance of Queens Park & Maida Vale
- High ceilings



Portnall Road, W9 3BN

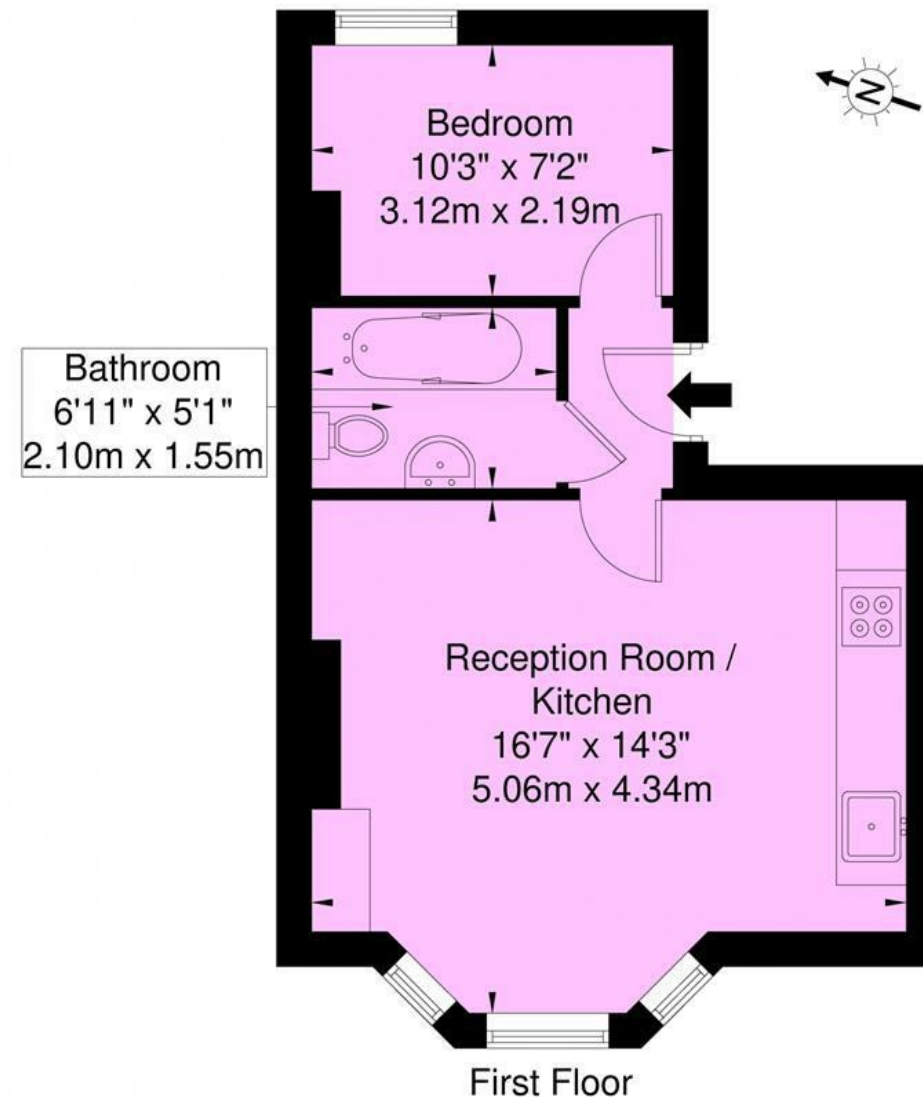
Equi distance of Maida Vale & Queens Park tube stations... modern one-bedroom apartment, on the first floor of this three-story mid terraced house.

Lots of potential to enhance & improve to increase the comforts of living, benefiting from an impressive, sizeable bright reception room into bay window, double bedroom to the rear, and high standard white lacquered kitchen with all white goods provided including dishwasher and recently updated bathroom with power shower and bath.

Portnall Road is a residential tree-lined Road, located only a stone's throw of Queens Park/Maida Vale (Bakerloo Line) tube stations, shops, bars/cafes, restaurants, Paddington Recreational Park and numerous alternative transport facilities.

Portnall Road, W9

Approx. Gross Internal Area = 31.62 sq m / 340 sq ft



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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Tenure Leasehold

Price Asking Price £440,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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