

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.

**Portnall Road, Maida Hill, W9 3BN**

**Asking Price £420,000**

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



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**Portnall Road, W9 3BN**

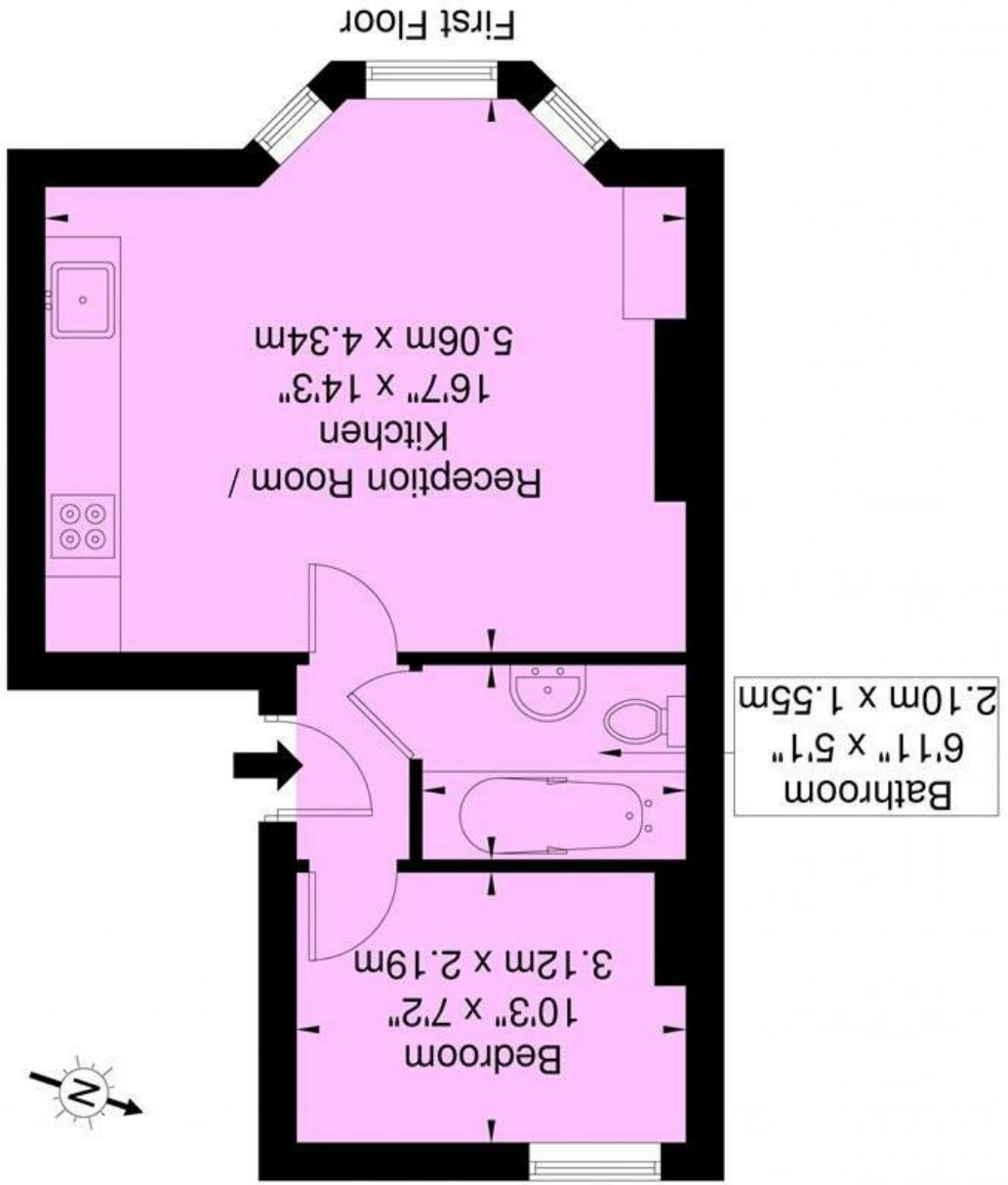
Equi distance of Maida Vale & Queens Park tube stations... modern one-bedroom apartment, on the first floor of this three-story mid terraced house. Lots of potential to enhance & improve to increase the comforts of living, benefiting from an impressive, sizeable bright reception room into bay window, 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.

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**Portnall Road, W9**  
 Approx. Gross Internal Area = 31.62 sq m / 340 sq ft



Ref  
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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

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