

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
70	77

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

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 £685,000

Subject to Contract

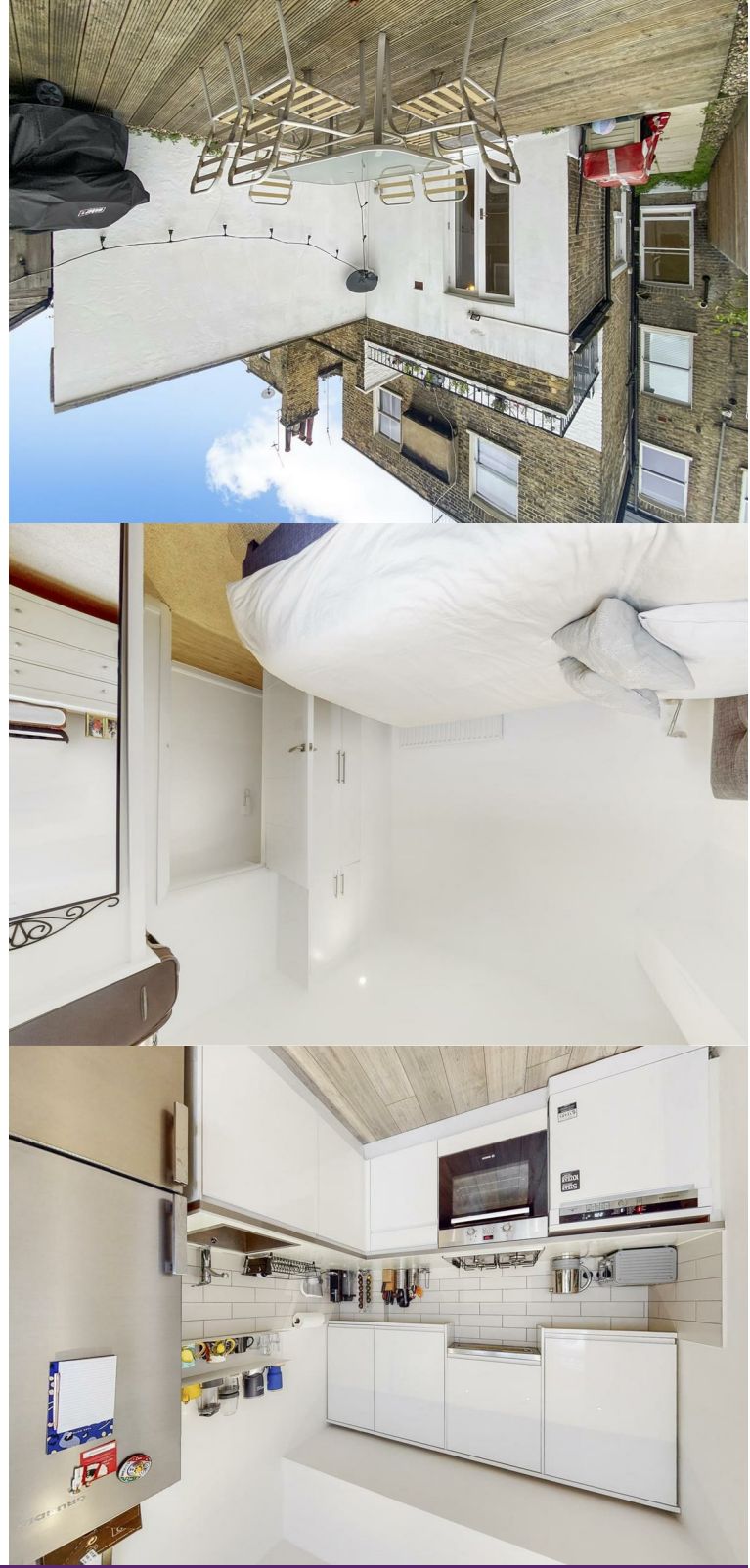
- Three bedrooms
- High ceilings in reception room
- Modern fitted kitchen with granite worktops
- Tiled bathroom
- Private south/easterly garden
- Gas central heating
- Queens Park end of the road
- No upper chain



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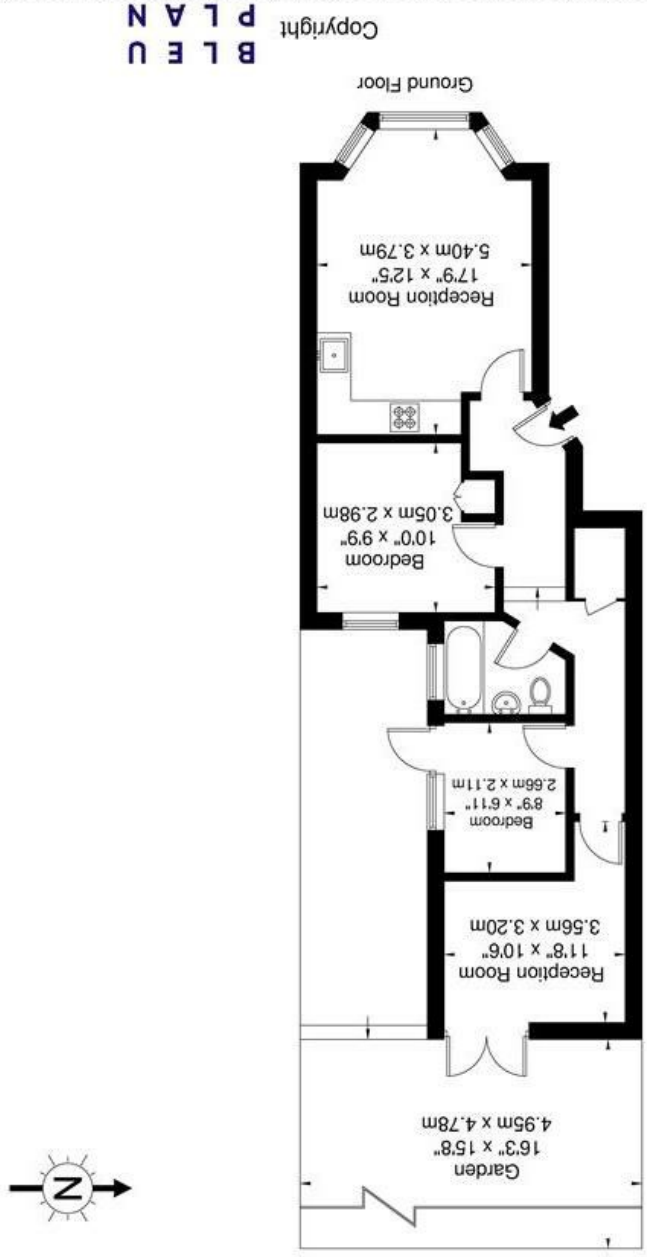


Portnall Road, W9 3BN

Occupying the complete ground floor, with the potential of capital growth... a bright, immaculate three double bedroom apartment with a south/easterly facing private rear garden, converted out of this mid-terraced period style house. Completed to a high standard, offering high ceilings, timber style floors & low voltage lighting throughout, most conveniently located, with no upper chain. Portnall Road is well located being close to amenities of both Queen's Park and Bakerloo Line) as well as the numerous cafes, restaurants, and amenities the area has to offer.

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Approx. Gross Internal Area = 57.9 sq m / 623 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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