



PORTNALL ROAD, MAIDA VALE, LONDON, W9 £795,000 SHARE OF FREEHOLD

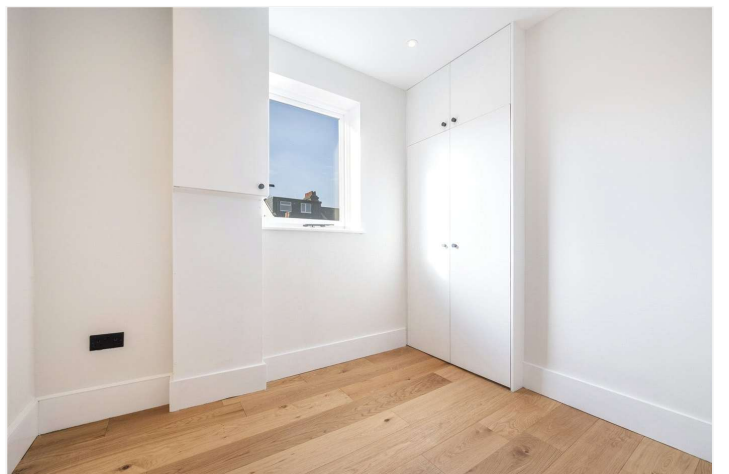
New to the market a refurbished three-bedroom, two-bathroom, second floor duplex apartment with the entrance on the first floor. This spacious apartment offers a wealth of natural light, forms part of an attractive converted house and is ready for immediate occupation. The apartment boasts a large open plan kitchen reception room with full length sash windows, a principal bedroom with en suite bathroom, two further bedrooms and second a shower room. Portnall Road is a prime residential location located 0.4 miles from Queens Park (over ground and underground station) and in between Queen Park and Paddington Recreational Ground. There are numerous shops located on the sought-after Salisbury Road and only one mile away from the world-known Portobello Road.

Principle Bedroom with En-suite Bathroom | Two Further Bedrooms | Shower Room | Open Plan Kitchen/Reception Room | Duplex Apartment | Share of Freehold

Winkworth

for every step...

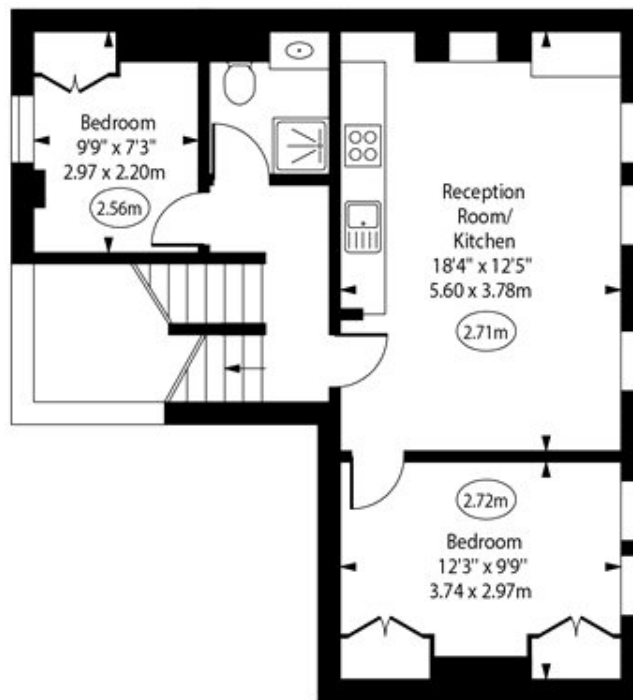
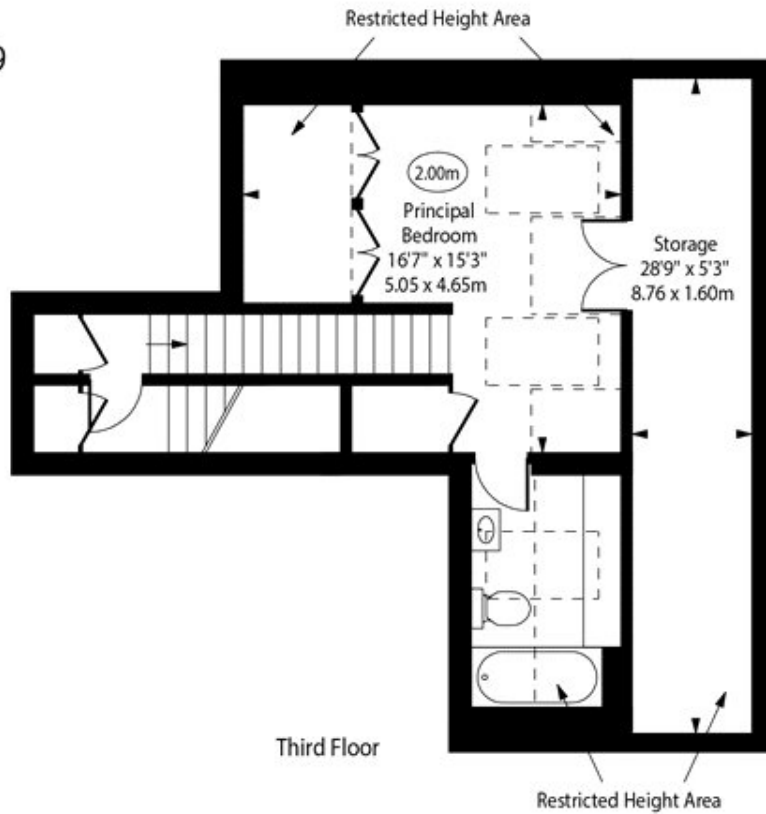
[winkworth.co.uk/maida-vale](https://www.winkworth.co.uk/maida-vale)



Portnall Road, W9



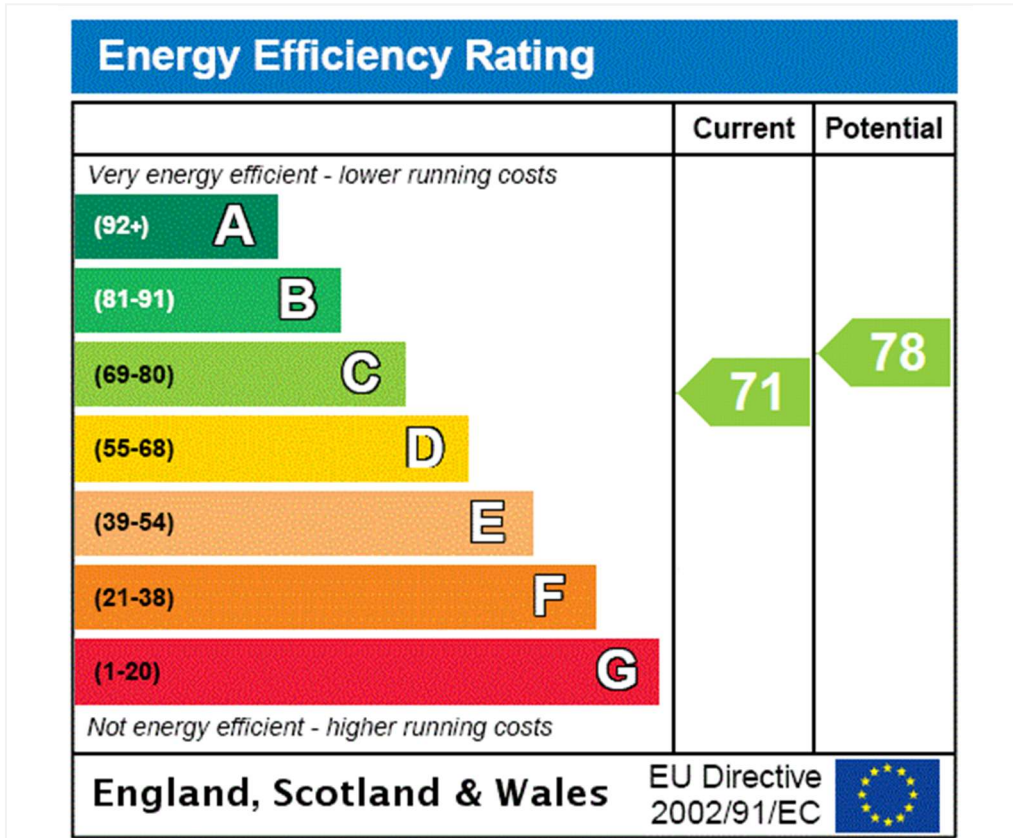
○ - Ceiling Height



Approx Gross Internal Area 800 Sq Ft - 74.32 Sq M

Approx. Floor Area Including Restricted Heights (Including Storage) 1077 Sq Ft - 100.05 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 026744R



Tenure: Share of Freehold

Term: Expires - 25/12/2981

Service Charge: £276.87 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested



Maida Vale | 211-213 Sutherland Avenue, London, W9 1RU | 020 7289 1692 |

maidavale@winkworth.co.uk

for every step...

winkworth.co.uk/maida-vale

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.