



PORTNALL ROAD, W9 Offers In Excess Of £500,000 SOLE AGENT Subject to contract

We are delighted to offer this beautiful well-proportioned one bedroom apartment forming part of an attractive converted house located in the heart of this sought-after area. The apartment is ready for immediate occupation, in excellent condition and retains some wonderful attractive features including high ceilings, full-length sash windows offering a wealth of natural light and a large open-plan kitchen/reception room. Portnall Road is a prime residential location located 0.2 miles from Queens Park (overground 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.

Double Bedroom | Bathroom | Open Plan Kitchen/Reception Room | Share Of Freehold - 989 Years

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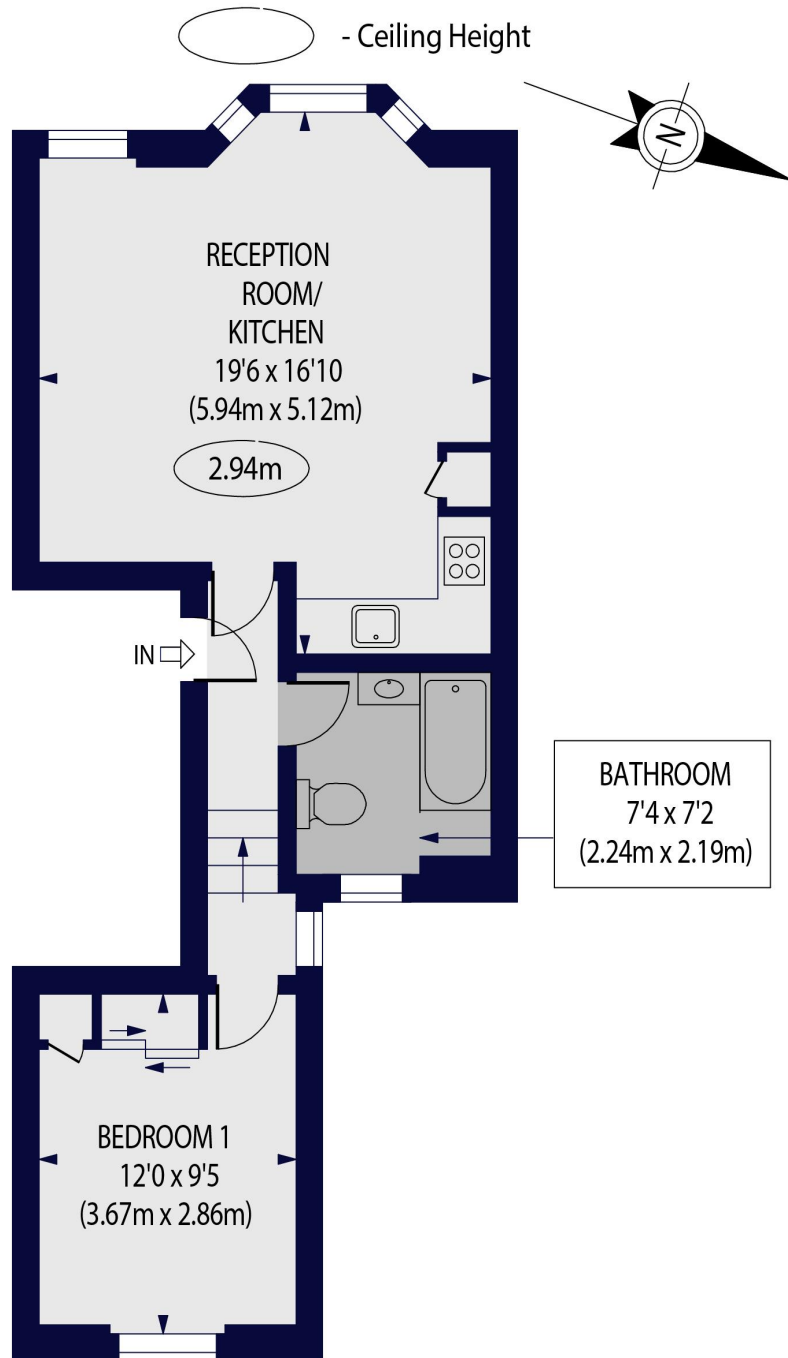
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PORTNALL ROAD, W9 3BN

Approx. Gross Internal Floor Area 493 sq ft. / 45.77 sq.m

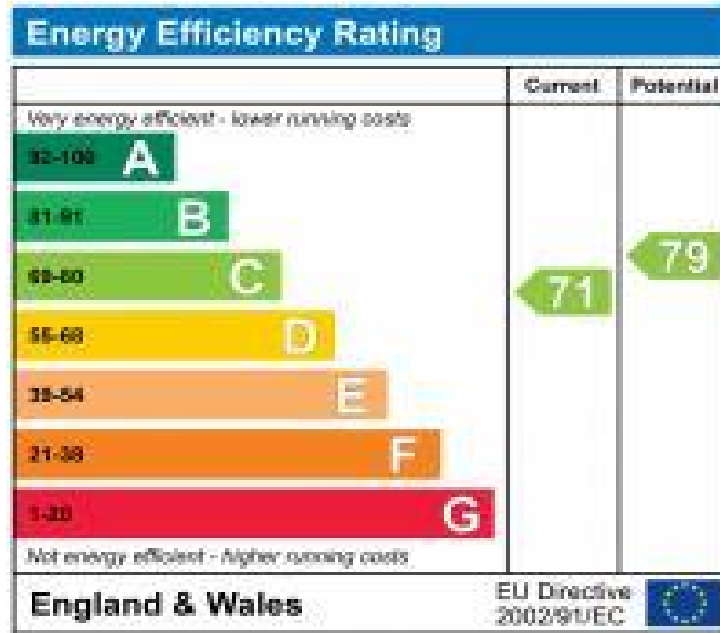


FIRST FLOOR

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.46685

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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Tenure: Leasehold with Share of Freehold

Term: 25/03/2013 - 24/03/3012

Service Charge: The Property is Liable for 26% of all Expenditure on the Building

Current Ground Rent: A Peppercorn / No Ground Rent Applicable

NOTES:

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.

NB: 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. Neither Winkworth nor any joint agent has 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.

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