



MILE



Portnall Road, London W9 £440,000 Freehold

Mile are pleased to bring to market this stunning recently refurbished apartment for sale in W9. Offering over 450 sq ft of living-space and recently refurbished to a very high standard, the property comprises of a great double bedrooms with access on to a stunning west facing terrace, a lovely three piece bathroom and a sublime 20ft kitchen / diner open onto the living-room for a fantastic entertaining space. The property also benefits of wood sash double glazed windows, engineered hard wood flooring, new kitchen appliances and high ceilings. Sold with a share of the Freehold and chain free. Portnall Road is ideally located just moments away from Queens Park station (Bakerloo line and Overground), the wide open spaces of Queens Park and is also within easy walking distance to many shops, bars and restaurants of Queens Park, Maida Vale and Kensal Rise.

- Victorian conversion
- Recently refurbished
- One bedroom
- Chain free
- Share of Freehold
- Great Location
- Quiet residential road
- Bright and airy
- Open plan kitchen diner
- Close to shops and transport



Portnall Road, W9

CAPTURE DATE 17/10/2022 LASER SCAN POINTS 25,978,025

GROSS INTERNAL AREA

42.69 sqm / 459.51 sqft



— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property

42.69 sqm / 459.51 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes alcoves, restricted head height

41.96 sqm / 451.65 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.

10.91 sqm / 117.43 sqft

RESTRICTED HEAD HEIGHT
Limited open areas under 2.0m

0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with

PNIS 38 932020746 - 54.07 sqm / 582.00 sqft

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.