



MILE



## Portnall Road, Queens Park W9

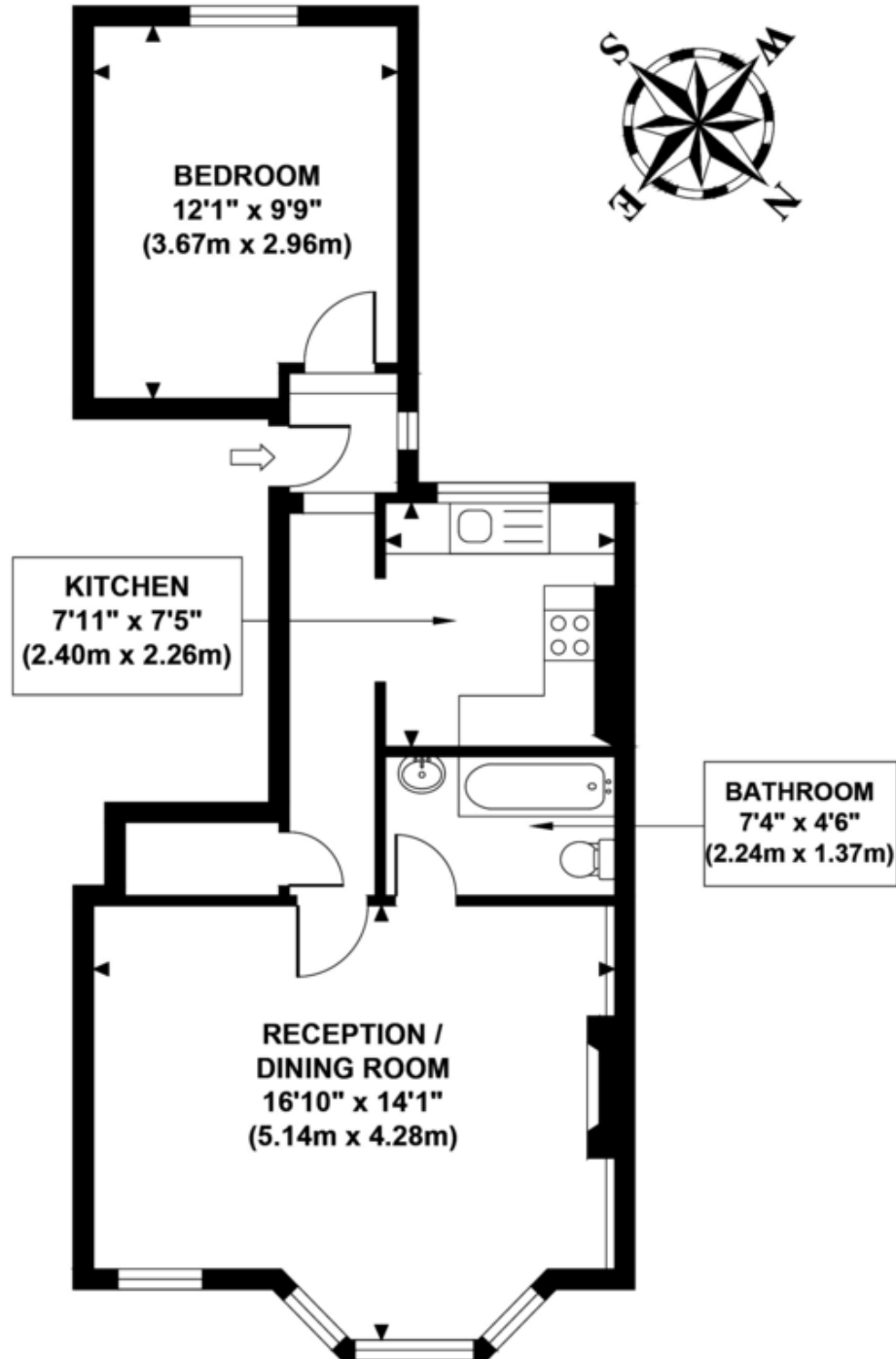
£450,000 Share of Freehold

Mile are delighted to introduce to the market this fantastic first floor apartment situated within this quiet residential road in the borders of Queens Park / Westbourne Park. Offered in excellent condition, the property boasts a gorgeous 17ft reception room with bay windows, a separate fully fitted kitchen, a great size bedroom and a three piece bathroom. This bright and airy property also benefits from original wood sash windows, carpet throughout, high ceilings and an abundance of storage space and natural light. Portnall Road is ideally located just moments away from Queens Park (Bakerloo line and Overground) and Westbourne Park (Circle and Hammersmith and City lines) stations, the wide open spaces of Queens Park and is also within easy walking distance to many shops, bars and restaurants of Queens Park, Westbourne Park and Maida Vale.

- Fantastic first floor apartment
- Good size bedroom
- Great 17ft reception room
- Excellent condition
- Chain free
- Share of freehold
- Separate kitchen
- Bright and airy
- Fantastic location
- Close to shops and transports

# PORTNALL ROAD

Approximate Gross Internal Area  
494 sq ft / 45.90 sq m



**FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 494 SQ FT**

**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.