

A-B-A-C-U-S

WEST HAMPSTEAD

Portnall Road, London, W9

A superb Victorian period conversion with three bedrooms, private roof terrace and two bathrooms. This duplex property offers exceptional accommodation after an extensive refurbishment with attention to every detail. Internal floor area spans 1060 sq.ft and comprises an en-suite to the master bedroom, open plan reception with well-appointed kitchen and ample storage. Situated close to both Queens Park and Maida Vale offering an eclectic range of eateries and transport links.



£775,000 Leasehold

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	77
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	





TOTAL FLOOR AREA: 1060sq ft. (98.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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 SAT - 9.30AM TO 4.00PM
 SUN - BY PRIOR APPOINTMENT

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4. Descriptions of the property are subjective and are used in good faith as an opinion and a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property.