



## Portnall Road, London W9

### £380,000 Share of Freehold

Set within an attractive period conversion, this top-floor apartment combines classic character with modern convenience. Offering a spacious double bedroom and a welcoming open-plan kitchen and living area, the property is both stylish and practical-perfect for first-time buyers, investors, or those seeking a London pied-à-terre.

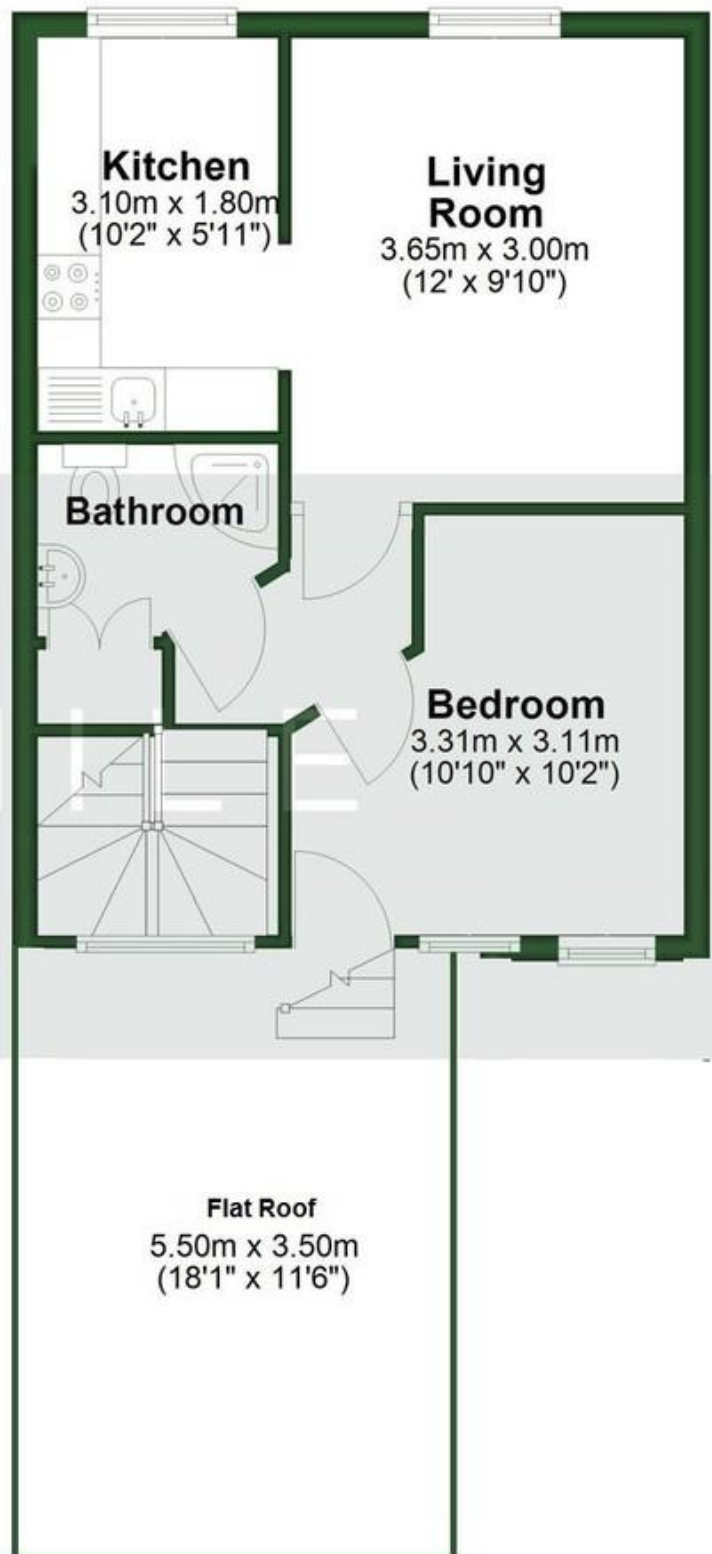
Presented in good condition throughout, the apartment enjoys an abundance of natural light and a thoughtful layout that maximises space and comfort. With the added benefits of a share of freehold and being chain free, this home offers a straightforward and appealing purchase opportunity.

- Top floor apartment
- Period conversion
- Double bedroom
- Share of freehold
- Chain free
- Great Location
- Open-plan kitchen / living
- Viewing recommended
- Good condition
- Close to shops and transport



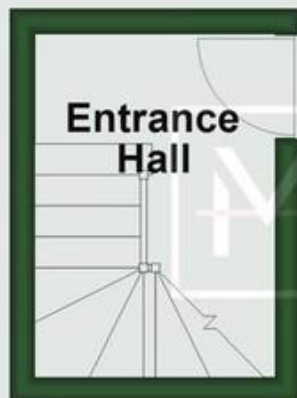
## Second Floor

Approx. 55.4 sq. metres (596.1 sq. feet)



## First Floor

Approx. 5.1 sq. metres (55.2 sq. feet)



**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.