



FEATURES

- For sale by private treaty
- 2 bedroom basement flat
- Private rear courtyard-style garden
- No chain
- Leasehold - 99 years from 2011
- Asking price £495,000
- Suitable for investors or owner-occupiers
- On-street parking
- Spacious, open-plan kitchen-living area
- Sold with vacant possession

Asking Price: £495,000

Two Bedroom Basement Flat

45A Portnall Road
London
W9 3BA

OVERVIEW

For sale by private treaty, this stunning two-bedroom leasehold flat is offered to the market with vacant possession and no chain. Nestled on the lower-ground floor of an attractive Victorian terraced townhouse, the property has been finished to a high standard throughout.

The heart of the home is a spectacular, light-filled open-plan living space to the rear. It features a contemporary kitchen with sleek, integrated appliances and a central island, flowing into a dining area set beneath a glass skylight. This impressive space is perfect for entertaining and relaxing, with an exposed brick feature wall and large sliding doors providing seamless access to the private garden.

The property is completed by two well-proportioned bedrooms and a modern, fully-tiled walk-in shower room. Externally, the property benefits from a private and low-maintenance paved courtyard garden.

The property is enviably located close to Harrow Road, offering excellent access to the boutique shops, cafes and green spaces of nearby Queen's Park & Salusbury Road.

For Sale by Private Treaty

Floor Area

Total floor area: 73 m2 / 785 ft2
(taken from floor plan)

Council Tax

The property is rated within council tax band C.

EPC

The property is rated within band C and expires on the 10th of August 2031.
<https://find-energy-certificate.service.gov.uk/energy-certificate/0965-0203-1309-4953-3410>

Broadband Checker

<https://www.broadband.co.uk/checker/>

Flood Risk

<https://www.gov.uk/check-long-term-flood-risk>

Tenure

Leashold - 99 years from 30 May 2011. Unexpired term of approximately 85 years. The current ground is £150 per annum.

Viewings

Please contact John Pye Property 0115 9706060 property@johnpye.co.uk

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