

Shirland Road, Maida Vale W9

£949,950

We are pleased to offer for sale this stunning recently renovated 2 bedroom PRIVATE GARDEN apartment within this period conversion.

With the entrance via a fresh bright courtyard leading to this spacious home further accommodation comprises spacious reception room with open plan fitted kitchen with bi-fold doors to newly landscaped garden which leads to a outhouse providing additional office / study space. Main bedroom with bay window and feature lighting leading to a contemporary en suite shower room, second bedroom with views of garden, utility room with connections for washing machine and CCTV system, the apartment also has period features and wood flooring throughout. Shirland Road is conveniently positioned close to local shops and cafes in and around Maida Vale and Little

Venice with the nearest transport links being found at Warwick Avenue Underground station (Bakerloo Line) and slightly further Paddington Mainline station with its Cross Rail links in and out of London. Council tax band E, Service charge £4400 per annum, Share of Freehold with lease unexpired at 995 years Vacant possession.

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Reception room



Bedroom 2



Open plan Kitchen

Bedroom 1



Family bathroom

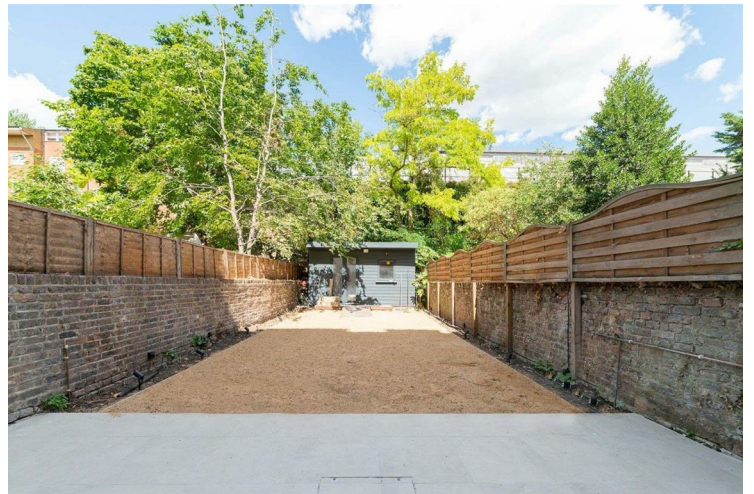


En - Suite Bathroom



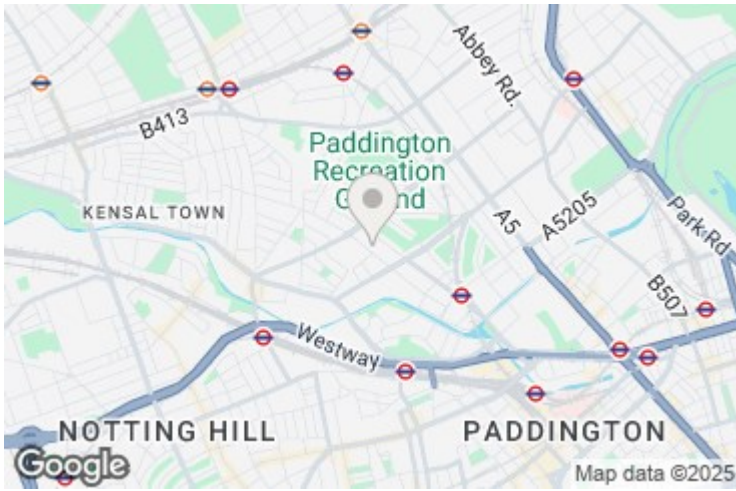
Outhouse


Private garden




Exterior

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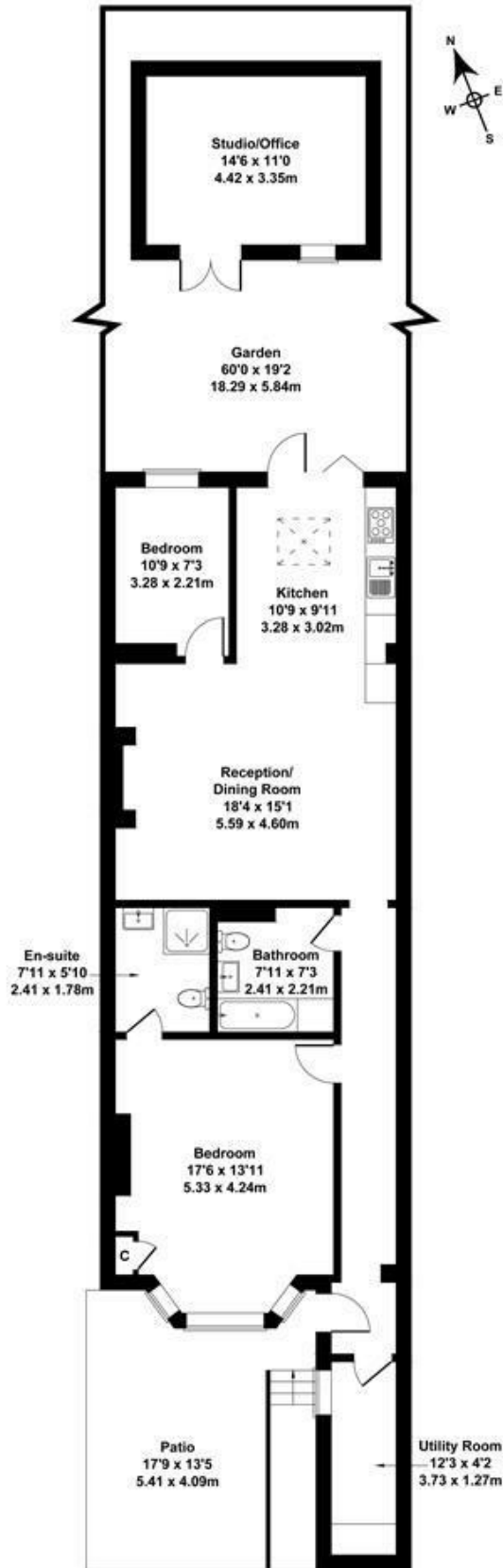


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		72	79
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC 	

Shirland Road

Approximate Gross Internal Area
983 sq ft - 91 sq m
(Excluding Outbuilding)



LOWER GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.

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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.48cm (centimeters), 1m (one meter) = 3.29'(feet)

comptonreeback.co.uk