



Shirland Road, Maida Vale W9

£625,000

A bright and spacious two double bedroom apartment of approximately 850 Sq Ft arranged over the second floor of this period conversion ideally situated just off Elgin Avenue. The flats comprises of two double bedrooms, reception with wood flooring, modern fitted kitchen with dining space, Family bathroom with additional cloakroom with potential to turn into an en suite (Subject to consents) to main bedroom. The property is located on the favoured section of Shirland Road being conveniently located near shops, cafes' and restaurants and being a short distance from Formosa Street and Warwick Avenue (Bakerloo Line) Underground Station. Council Tax Band E, Service charges approximately £650 Per Annum, Leasehold with unexpired lease of 87 years.

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Reception room



Bedroom 2



Kitchen



Bathroom



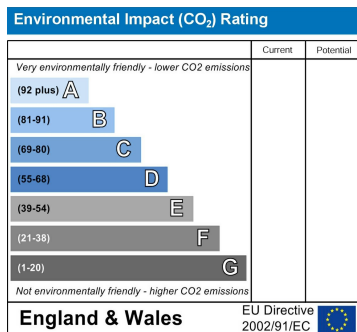
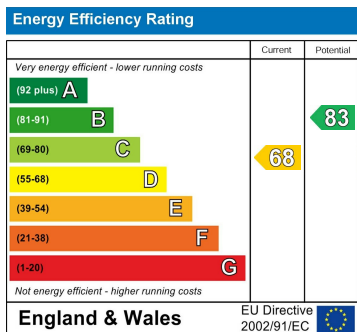
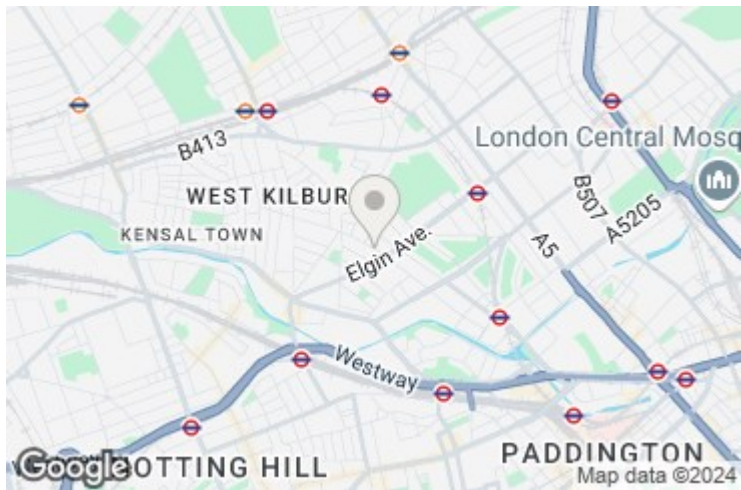
Bedroom 1

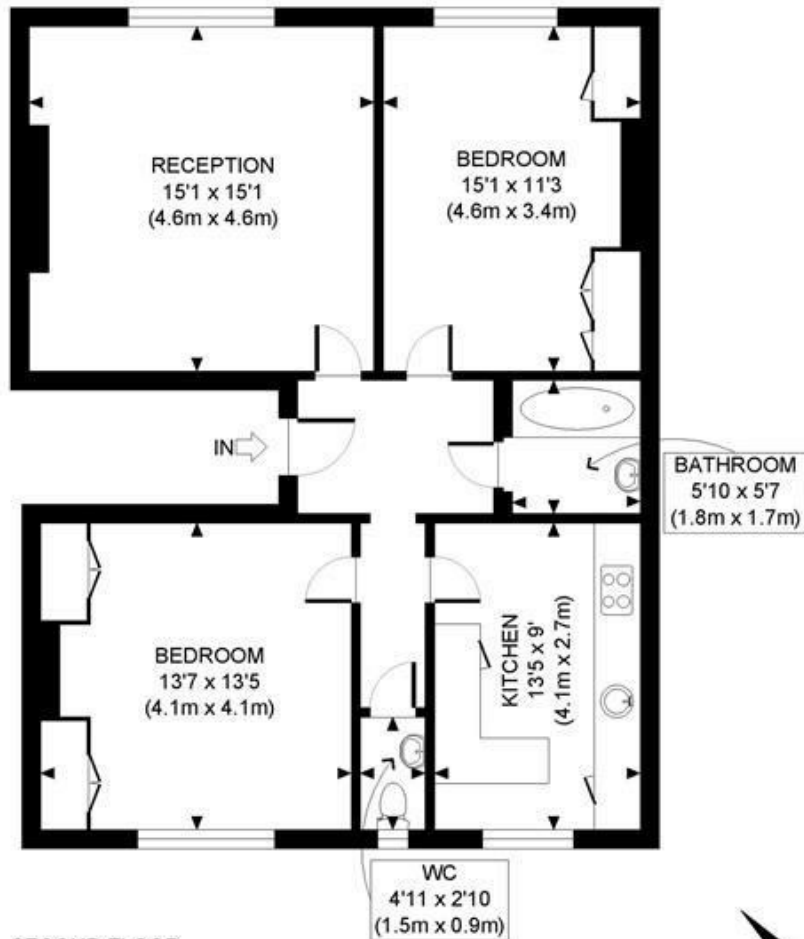


Guest W/C



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SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 856 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 856 SQ FT/ 80 SQM

PROPERTY PHOTO PLANS.CO.UK
 ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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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)

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