



**Shirland Road, Maida Vale, W9**

**£775,000**

Compton Reeback are pleased to present this fantastic well located two bedroom apartment with own 68' private garden on the lower ground level of this period conversion. The flat comprises of a spacious reception room with bay window opening to a fitted kitchen, superb master bedroom with double doors opening to decked area of private garden, good sized family bathroom. The apartment further benefits from wood flooring as well as many period features and further potential creation of garden summerhouse ( subject to permissions ). Shirland Road is only a short walk from Paddington Recreational Ground and a wide selection of shops, cafes and restaurants in Maida Vale and Little Venice. The flat provides easy access to the West-End with both Maida Vale and Warwick Avenue stations (Bakerloo line) a short walk away. The property is offered with vacant possession. Council Band E, Share of Freehold with 990 years lease, Service charge £1000 Per Annum.

# Shirland Road, Maida Vale, W9

Reception room



Bedroom 2



Kitchen



Bathroom



Bedroom 1

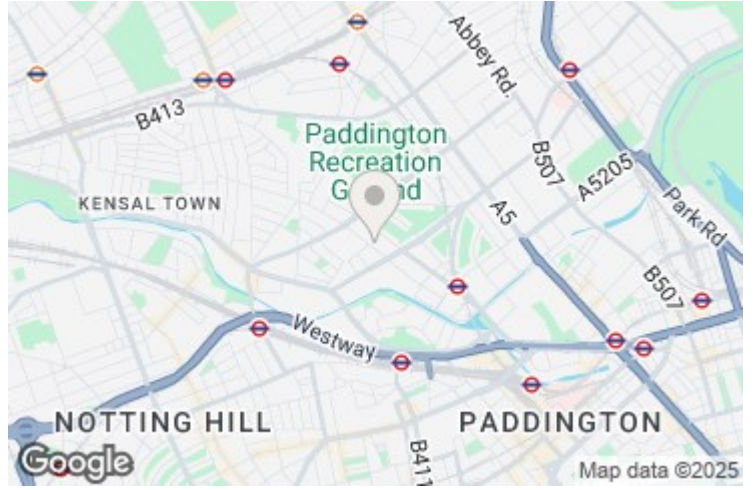


Private Garden



# Shirland Road, Maida Vale, W9

## Patio



## Exterior



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	72	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

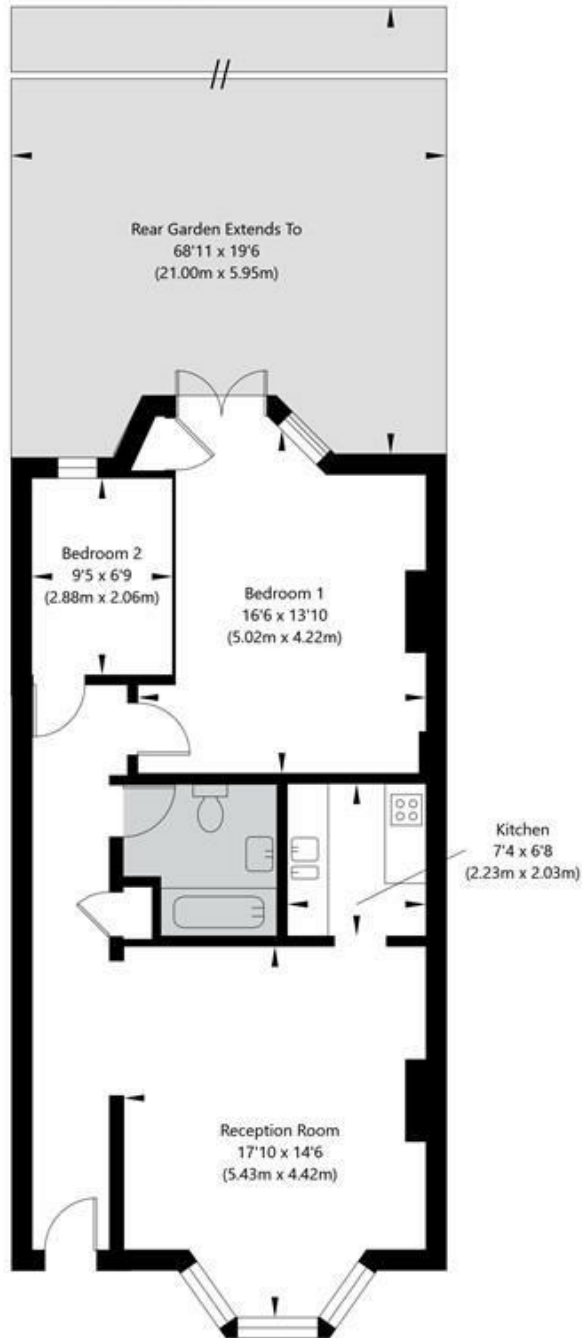
## Front Courtyard

## Bedroom 1 ( To garden )



# Shirland Road, London W9 2EL

Lower Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 69.09 SQ M / 744 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 69.09 SQ M / 744 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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## MAIDA VALE

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Est. 1995

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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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