



Shirland Road, Maida Vale, W9

£475,000

Located in the heart of Maida Vale is this bright 2 bedroom ground floor apartment with a semi open plan kitchen to reception room and good size bathroom. The apartment requires refurbishment and further benefits from high ceilings and great storage. Located to within easy access to the local shops, bars and cafés as well as being a short walk from Maida Vale and Warwick Avenue Underground Stations (Bakerloo Line). Lease 124 years remaining. Current Service Charge £1000 pa Council tax band F. The property is offered with vacant possession.

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Reception room



Bedroom 2



Kitchen



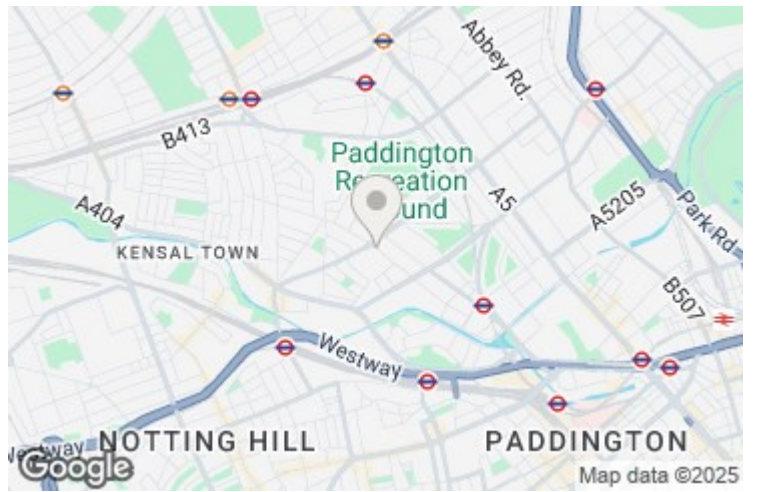
Bathroom




Bedroom 1




Exterior



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 567 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 567 SQ FT/ 53 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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Est. 1995

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