



Shirland Road, W9

£725,000

Compton Reeback are pleased to offer this spacious (874 sq ft) and delightfully refurbished Two bedroom garden apartment benefiting from wood-like tile flooring and own entrance. The flat boasts reception that has modern fire place feature, under floor heating, built in cabinets and shelf units leading to a bright and well appointed kitchen, enhanced by a skylight that floods the space with natural light that has direct access to a well landscaped private garden. Ideally located close to the open spaces of Paddington Recreational Ground as well as numerous shops and cafes. Share of Freehold. SOLE AGENTS.

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Bedroom



Garden



bathroom

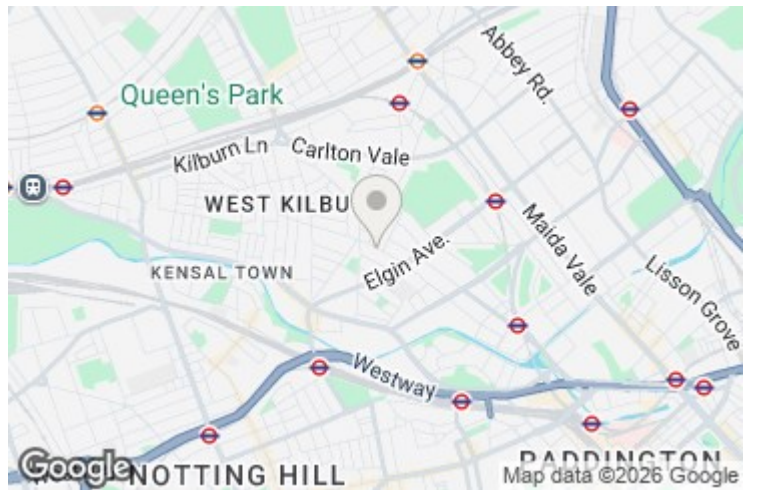


Exterior

Reception



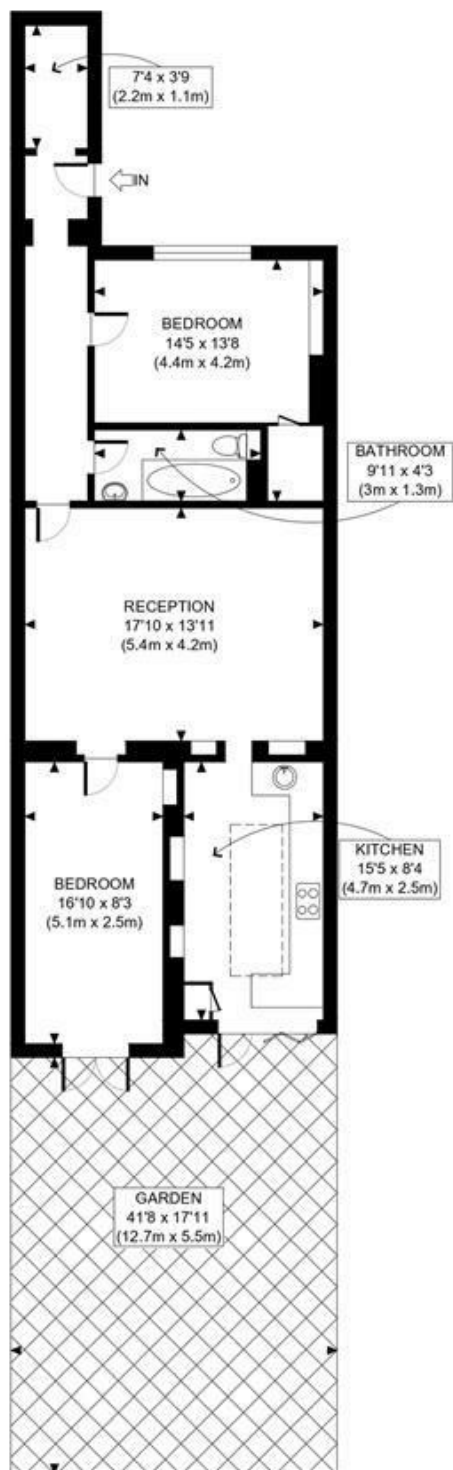
kitchen



Shirland Road, W9

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		
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	



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 874 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 874 SQ FT/ 81 SQM

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.

PROPERTY PHOTO PLANS COOL
HARD STOP SHOP FOR PROPERTY MARKETING

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