



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

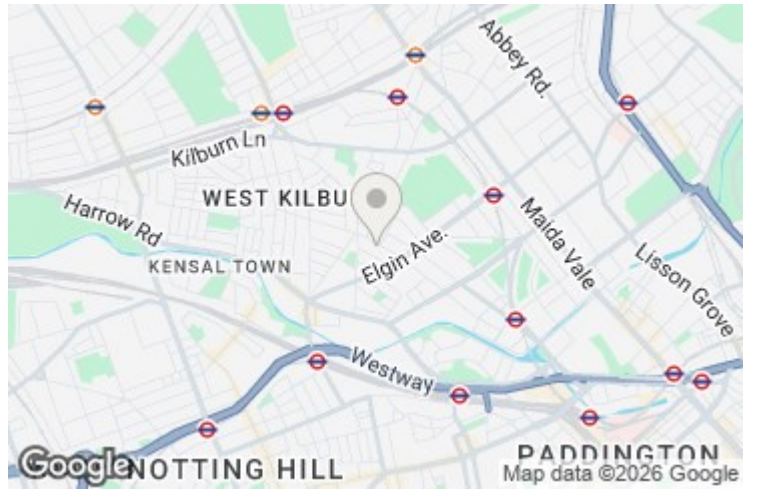


Exterior

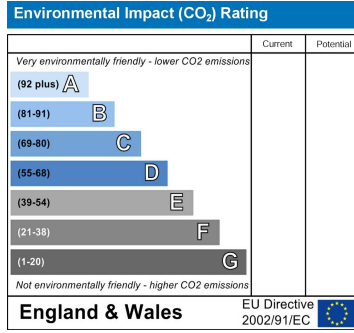
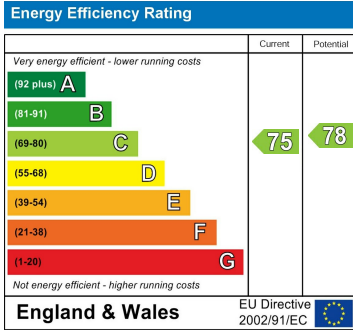
Reception

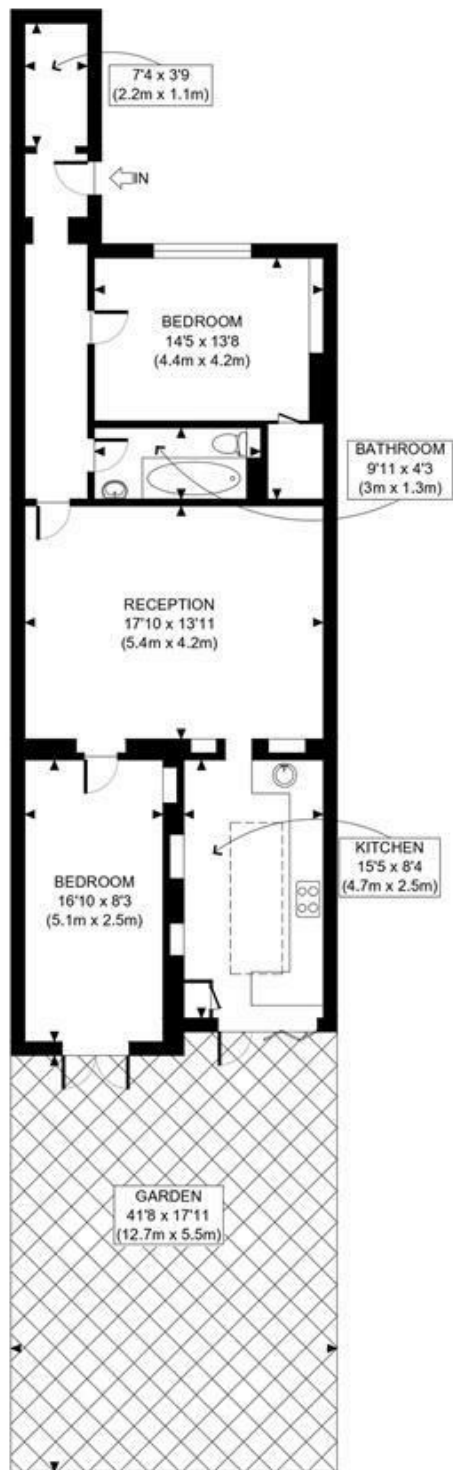


kitchen



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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.

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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)