

108

SR

108 SHIRLAND ROAD
LONDON W9



ESTATE OFFICE
PROPERTY CONSULTANTS



SHIRLAND SERVICE APARTMENTS

101 102



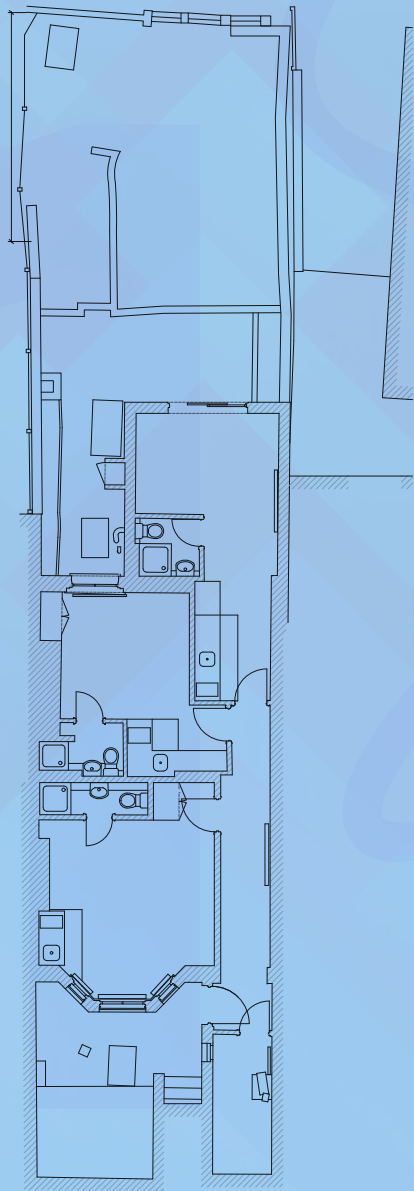
PROPOSAL

**Offers in excess of £2,700,000
(Two Million, Seven Hundred Thousand
Pounds) subject to contract on a
subject to planning basis.**

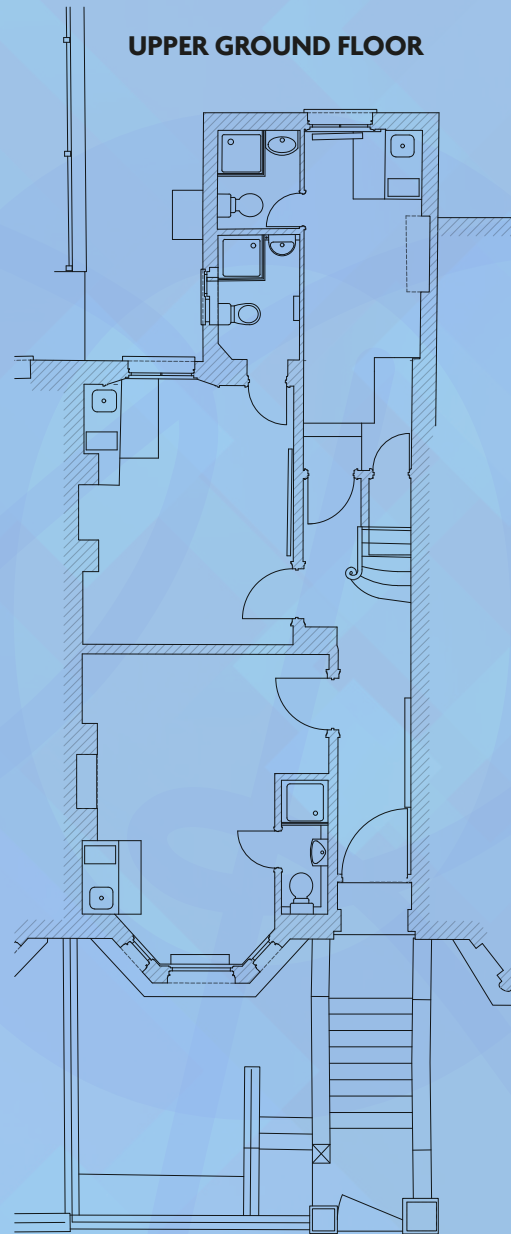
EXECUTIVE SUMMARY

- A mid terrace, Victorian building situated on Shirland Road in the heart of Maida Vale, W9.
- Located 0.4 miles from Maida Vale Underground Station & 0.5 miles from Warwick Avenue Underground Station (Bakerloo Line).
- The building is currently arranged as 11 self contained studio apartments, measuring approximately 3,100 sq ft (GIA).
- Planning permission has been submitted for the conversion of 11 flats to a large house in multiple occupation (HMO) for 15 units, lower ground floor rear extension, three storey rear extension, rear dormer roof extension, garden room and front extension into vaults. City of Westminster planning ref: 24/02206/FULL.
- Planning permission has been recently granted for an almost identical scheme at the neighbouring building.
- The proposed scheme measures approximately 3,913 sq ft (GIA).
- Freehold.
- Vacant possession.

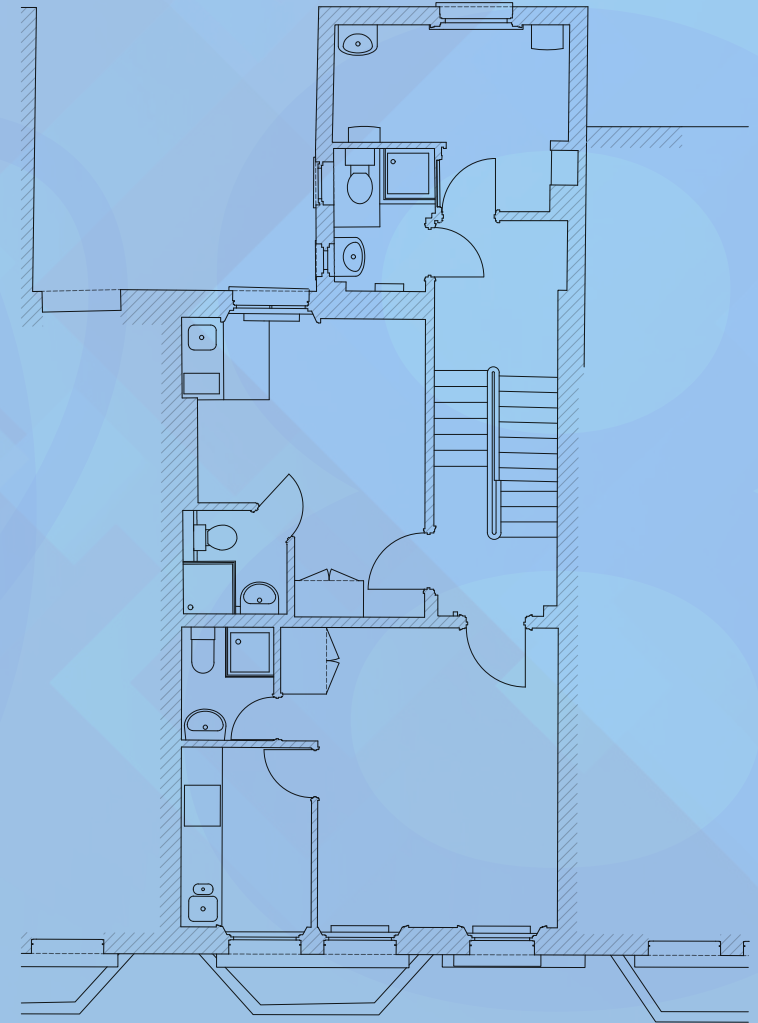
EXISTING FLOORPLANS



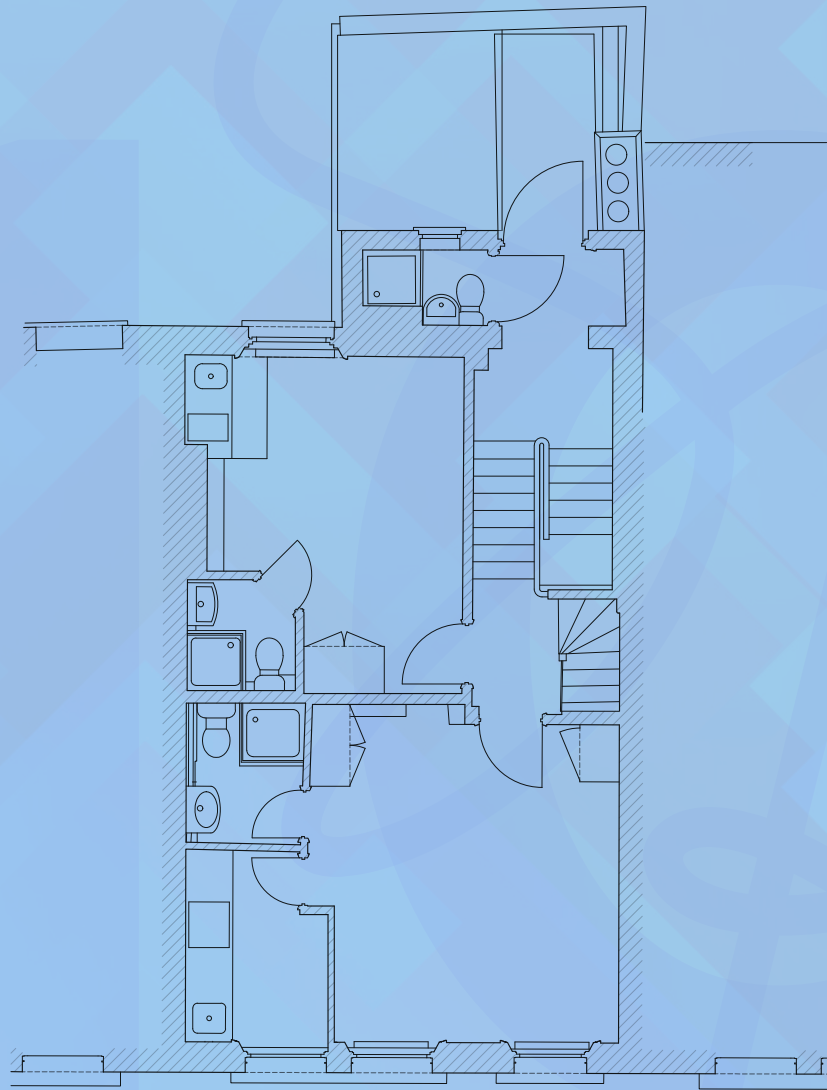
LOWER GROUND FLOOR



UPPER GROUND FLOOR

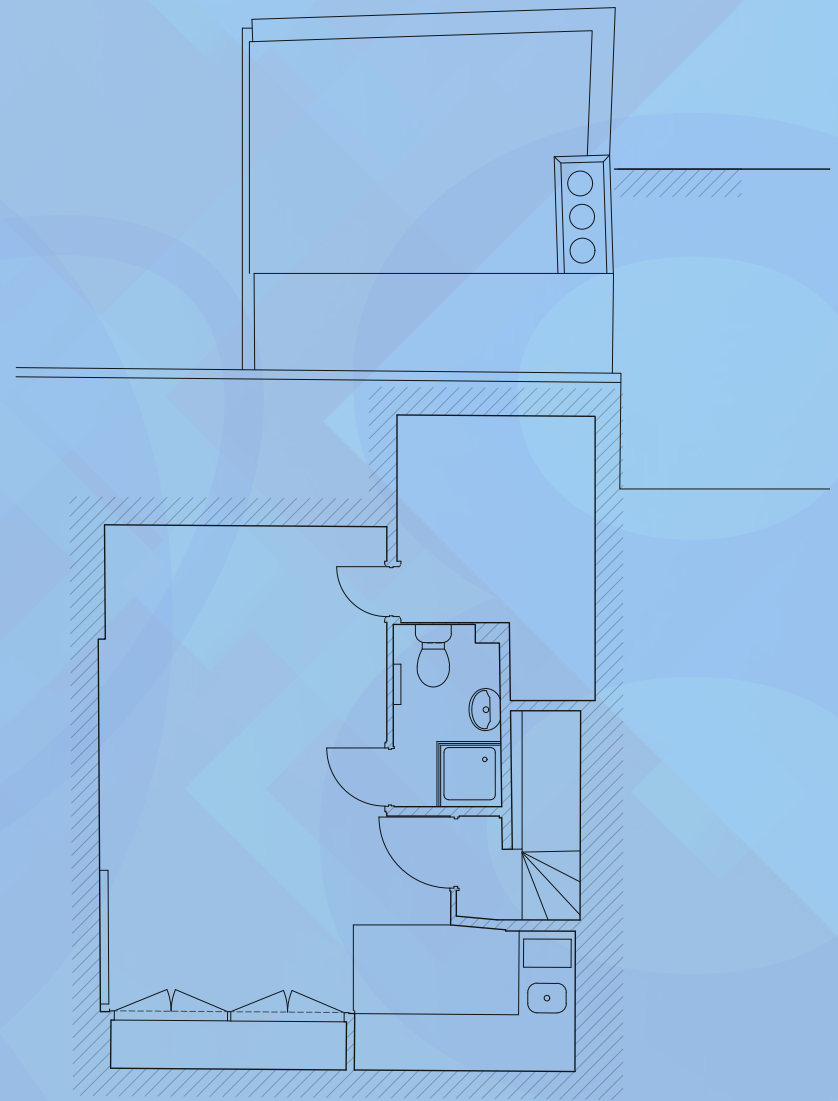


FIRST FLOOR

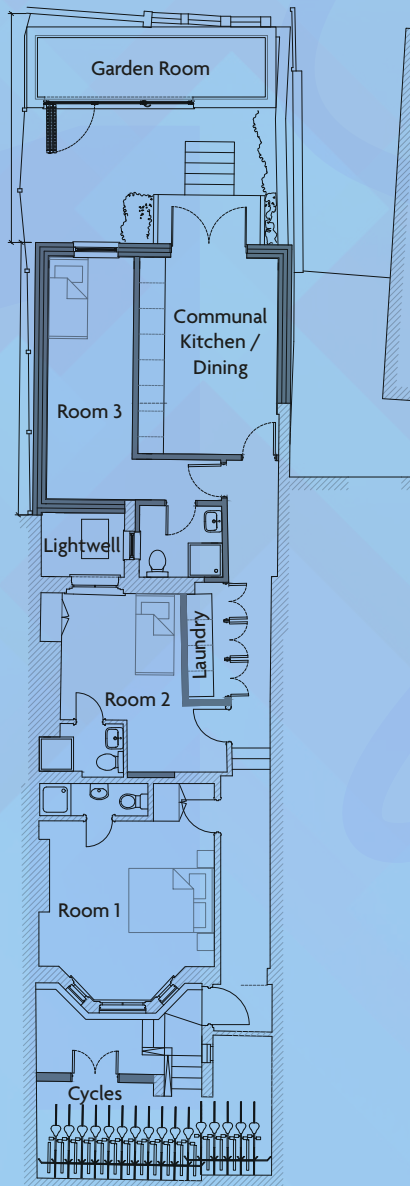


SECOND FLOOR

THIRD FLOOR

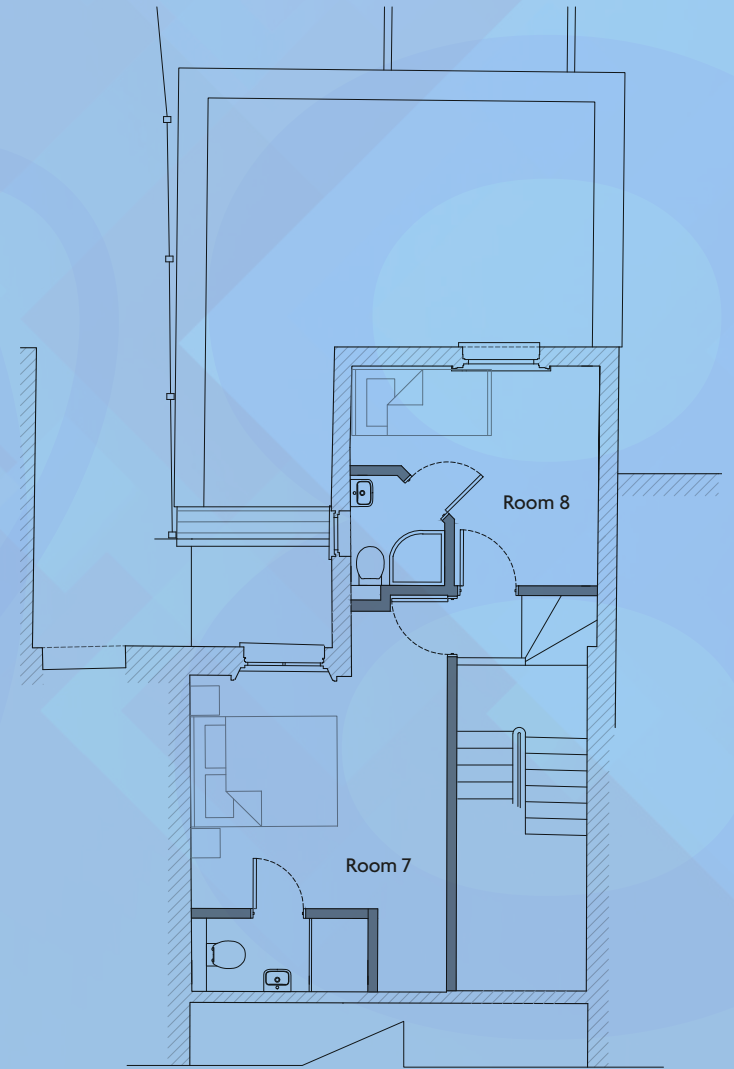
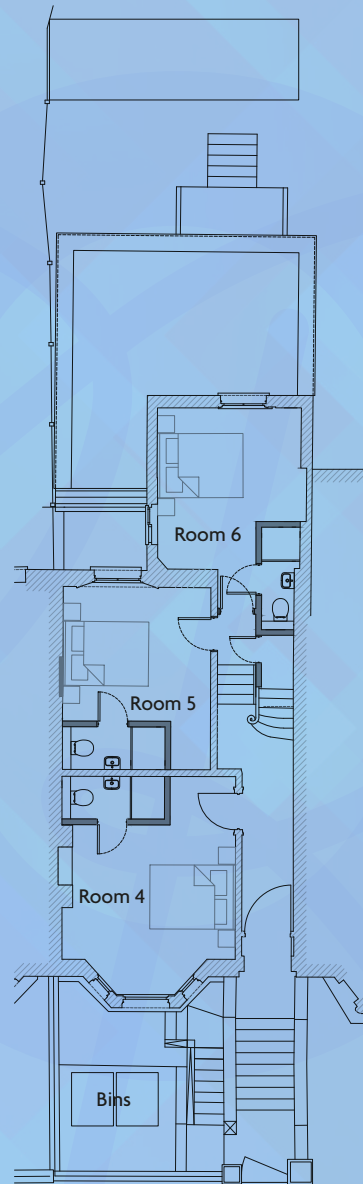


PROPOSED FLOORPLANS



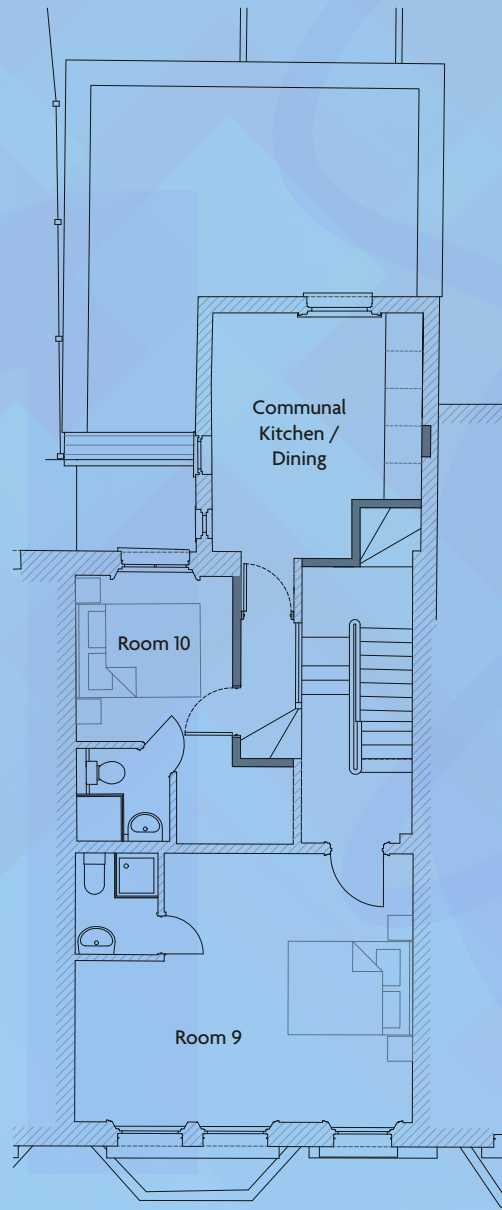
LOWER GROUND FLOOR

UPPER GROUND FLOOR

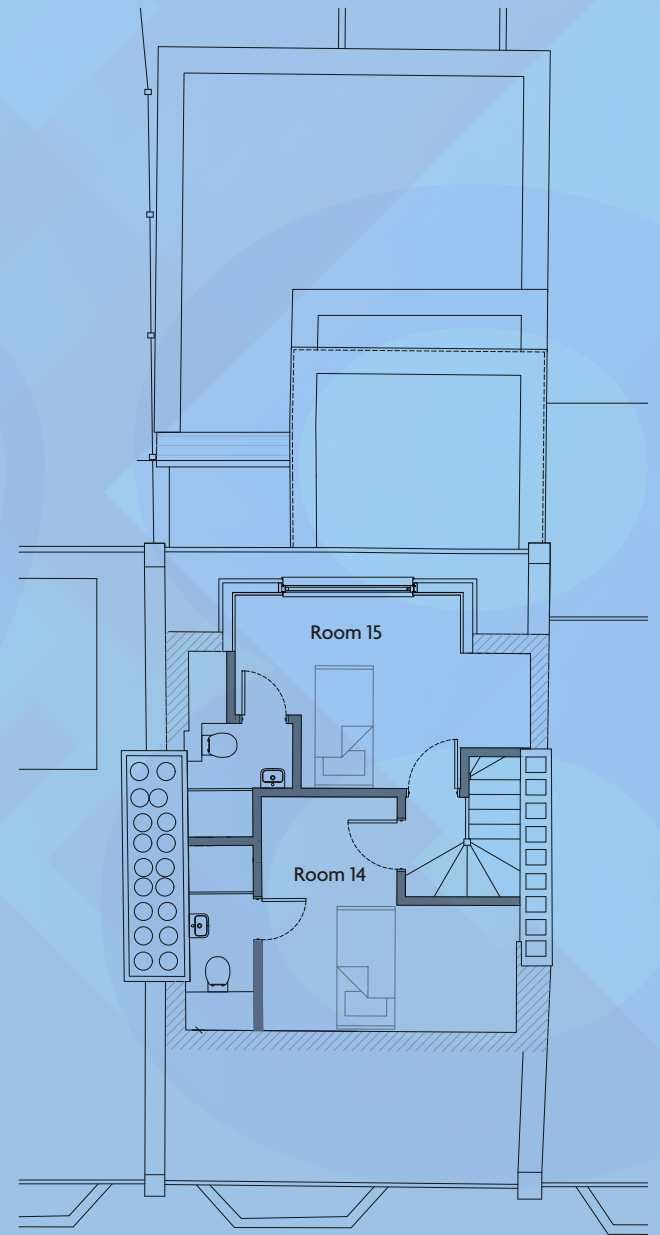
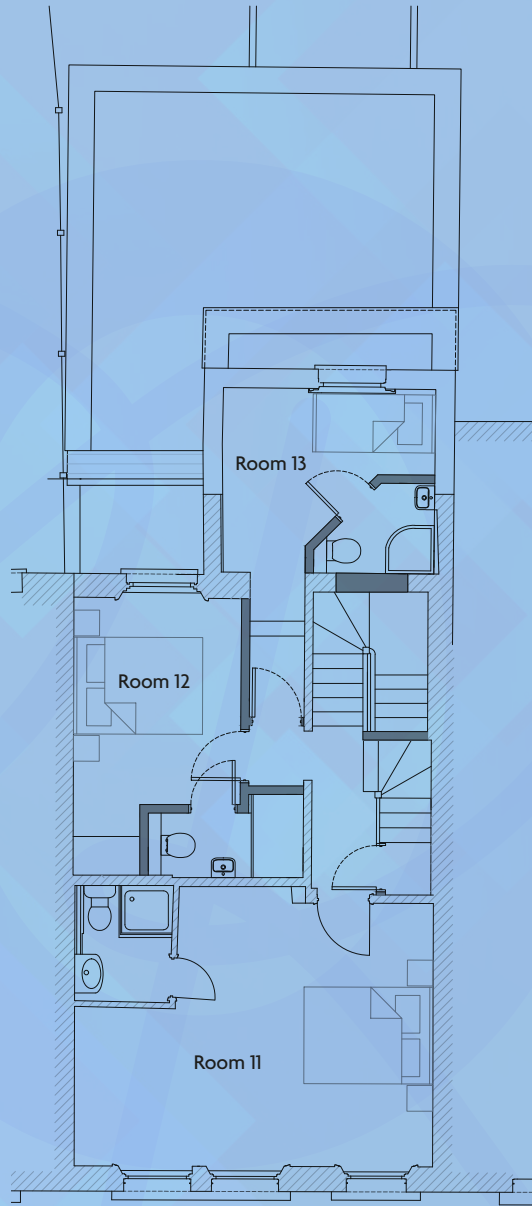


MEZZANINE

SECOND FLOOR

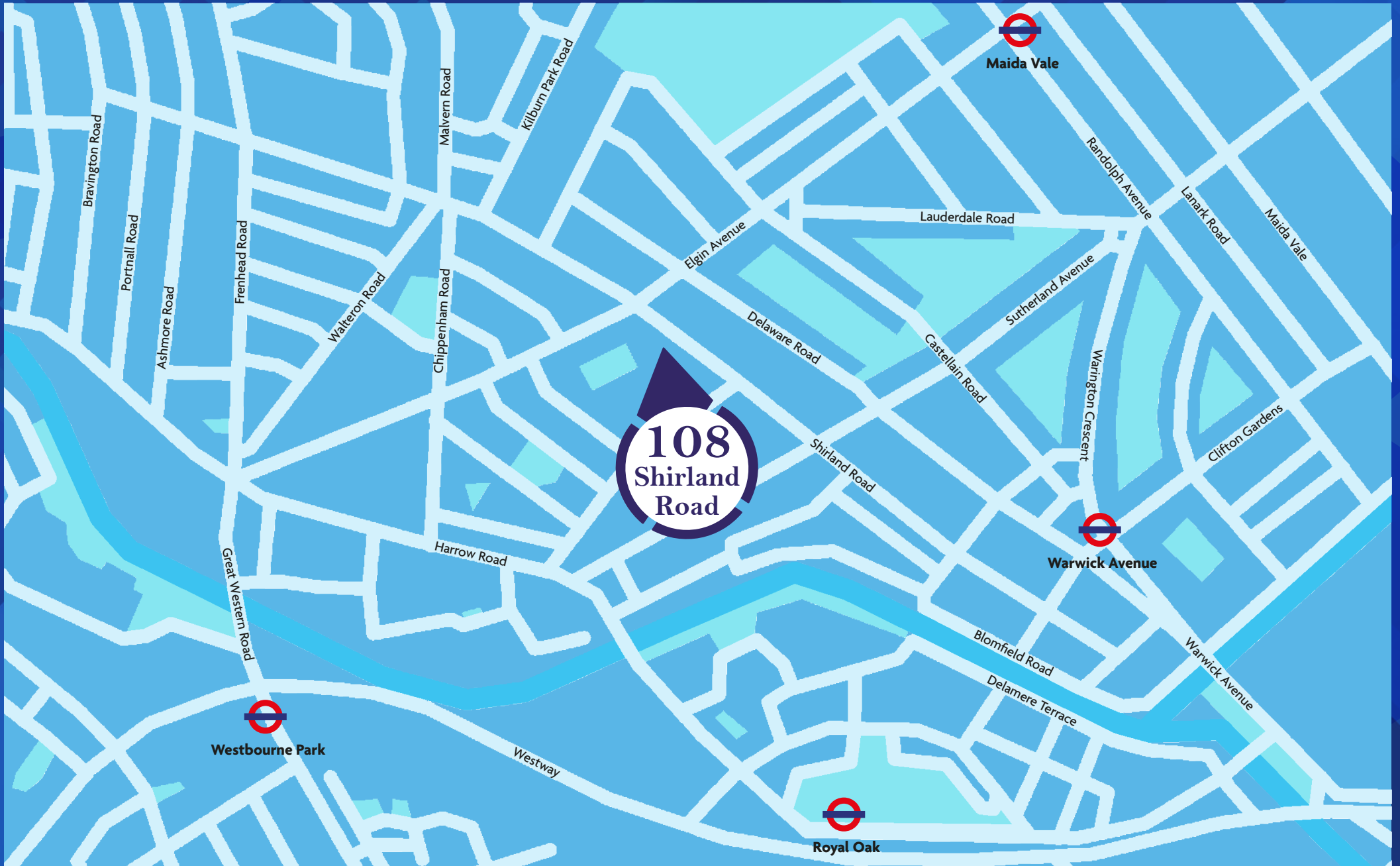


FIRST FLOOR



THIRD FLOOR

AREA MAP



LOCATION

Maida Vale is a hidden gem in London that offers a perfect blend of tranquillity and urban excitement. Transportation is a breeze, as the Maida Vale tube station, served by the Bakerloo line, provides excellent connectivity to the rest of the city.

For a peaceful escape, head to Little Venice and enjoy serene boat trips and beautiful walks along the canal. For culture and art lovers, the Puppet Theatre Barge offers captivating performances on the Grand Union Canal. As you

wander through the leafy streets, admire the stunning Victorian and Edwardian mansions that showcase the neighbourhood's architectural charm.

Maida Vale is also blessed with an abundance of green spaces. The stunning Paddington Recreation Ground is perfect for a leisurely picnic or a game of football with friends. Nearby, the idyllic Queen's Park offers a peaceful oasis amidst the urban landscape, complete with lush greenery and tennis courts.

In Maida Vale, you'll discover a neighbourhood that effortlessly combines history, culture, and natural beauty. Soak in the unique atmosphere, explore the local attractions, and enjoy the tranquillity of the green spaces.



CONNECTIVITY



TENURE

Freehold.

EPC

Available upon request.

VAT

The property is not elected for VAT.

FURTHER INFORMATION

Available upon request.

VIEWINGS

Strictly by appointment by the sole agent.

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PROPOSAL

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