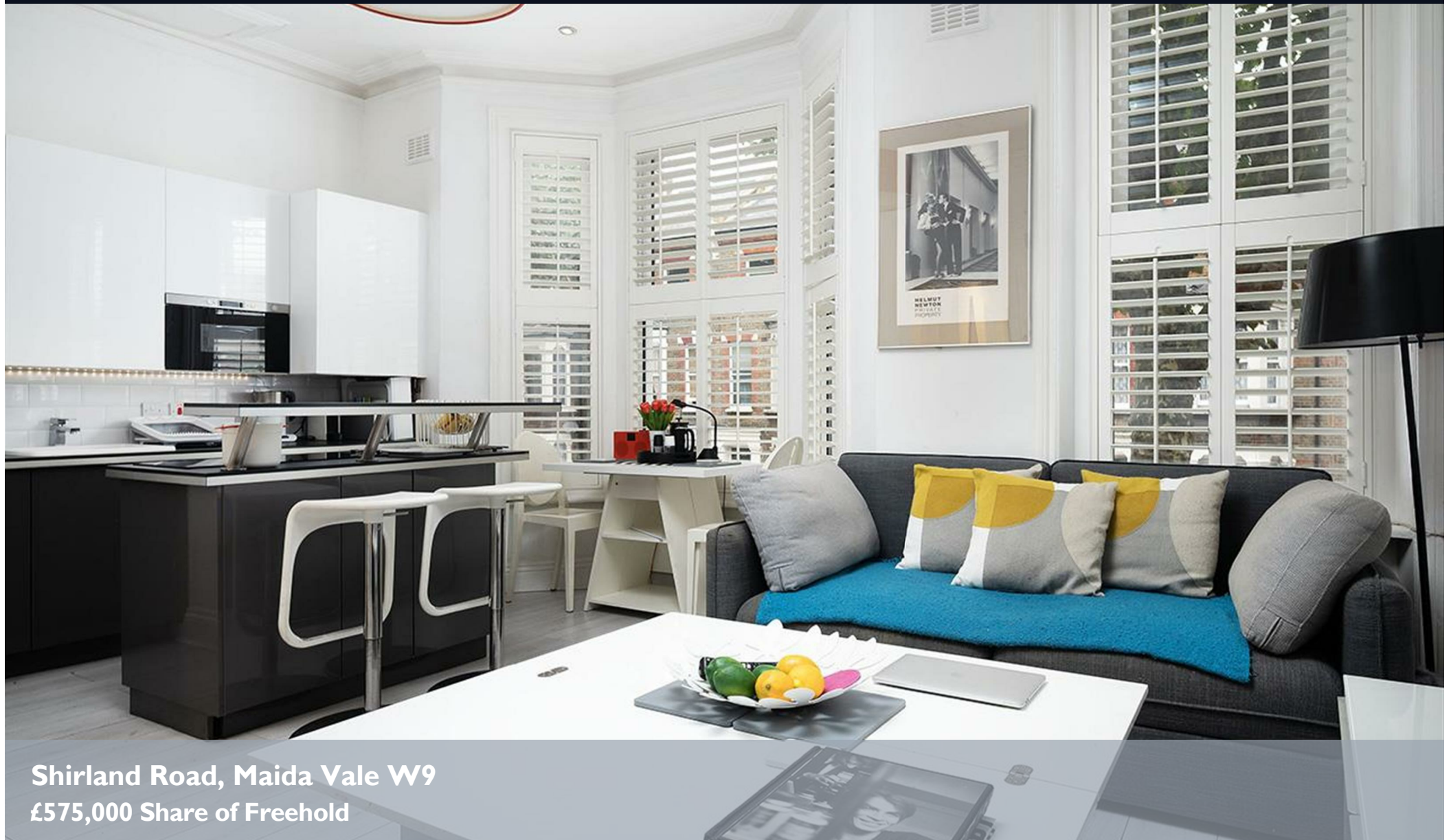


# CHARMILL

RESIDENTIAL



**Shirland Road, Maida Vale W9**  
**£575,000 Share of Freehold**





Situated on the first floor of an attractive Victorian conversion is this bright and well proportioned two bedroom apartment. This charming property comprises a large open plan kitchen/reception room perfect for entertaining, with beautiful plantation shutters covering big bay windows which flood the room with natural light. The apartment further benefits from a family shower room and two bedrooms, with fitted wardrobes in the principal bedroom and French doors which lead to a south west facing private roof terrace.

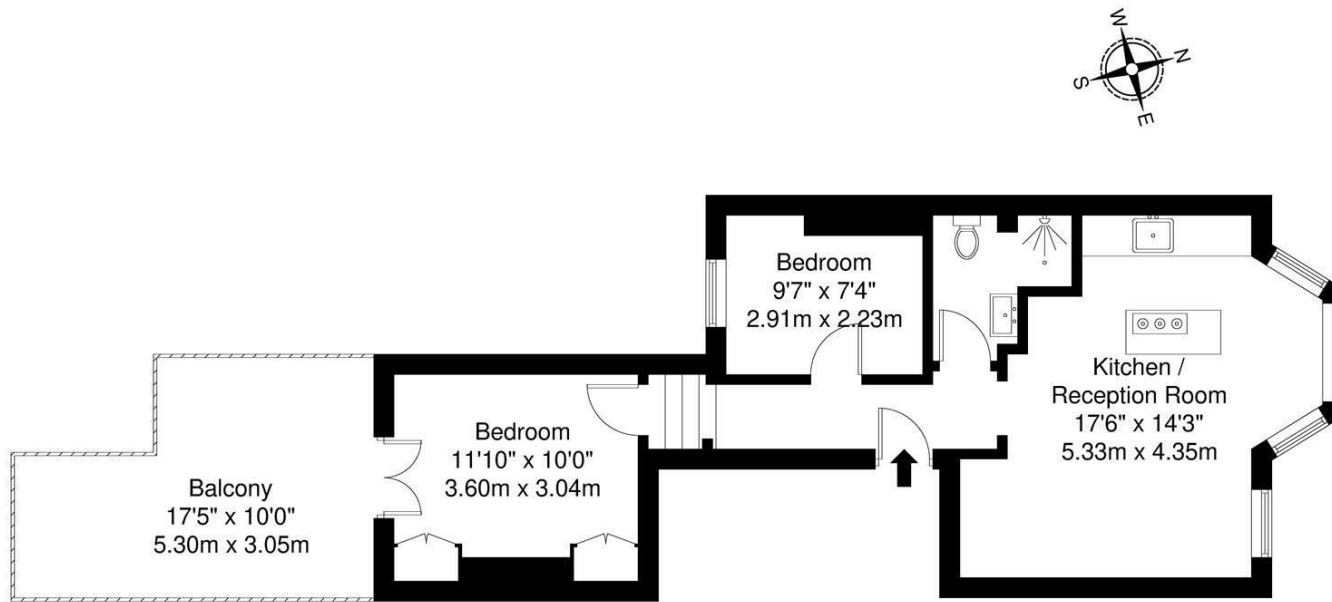
Located on Shirland Road, the property is just a short stroll away from all the shops, cafes, gastro pubs and restaurants of Queen's Park as well as the 30 acre open space sought-after park together with Paddington Recreation Ground. Queen's Park station (Bakerloo and London Overground lines) is just 0.4 miles away.







## Floor Plan



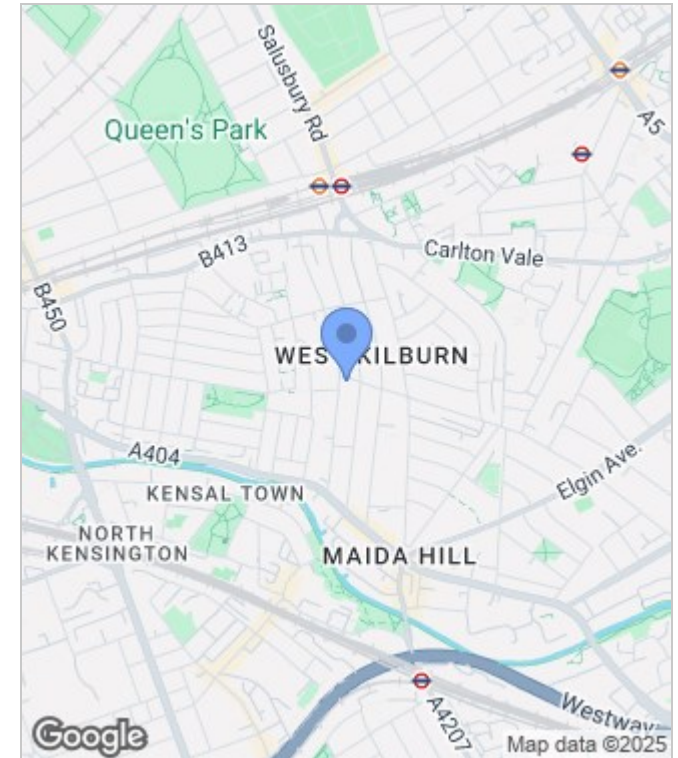
First Floor

**Shirland Road, Maida Vale, W9**

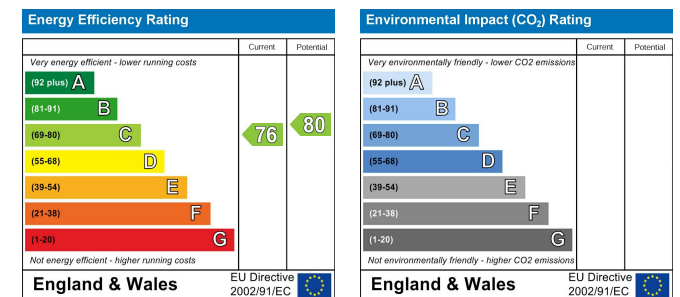
Total Gross Internal Area = 49.6 sq m / 533 sq ft

All Measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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