



Shirland Road, W9

Share of Freehold - £675,000

For Sale is this well presented three bedroom duplex flat arranged over the First and Second Floors of this character building, offering 733 sq ft of accommodation.

Filled with natural light and hardwood flooring, the First Floor comprises a south facing open plan reception/kitchen with a full range of modern fitted appliances, two double bedrooms, a family bathroom and a guest WC. The Second Floor offers the principal bedroom with plenty of eaves storage and stairs leading onto the 15 ft private roof terrace with stunning views over London.

The flat is conveniently located for good transport links into London via Queen's Park (Bakerloo & Overground - Zone 2). Westfield Shopping Centre and Brent Cross are all within easy reach. There is an abundance of wellness centres, gyms and green spaces close by and is also within close distance to the famous Portobello Road Market.

- 3 bedroom modern duplex flat with 15 ft roof terrace
- No upper chain
- Close to excellent transport links
- COUNCIL: Westminster (E)

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Approximate Area = 733 sq ft / 68 sq m

Limited Use Area(s) = 211 sq ft / 19.6 sq m

Total = 944 sq ft / 87.6 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Camerons Stiff & Co. REF: 1121712

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