



# Shirland Road

MAIDA VALE • GUIDE PRICE £725,000

- Newly Refurbished
- Two Double Bedrooms
- Open-plan Kitchen/Reception Room
- Family Bathroom
- High Ceilings
- Chain Free





A newly refurbished raised ground floor apartment offering, two double bedrooms, family bathroom, open-plan kitchen/reception room with a great deal of natural light throughout. Plus a share of freehold. and being sold vacant with no onward chain.

#### DESCRIPTION

This wonderful period property with naturally high ceilings has recently undergone a major refurbishment, while also retaining many original period features. Situated on the raised ground floor of an imposing period building. The property covers 655sq.ft. of flexible living space offering, two double bedrooms, family bathroom, fully fitted kitchen with island opening onto reception room. Plus plenty of storage.

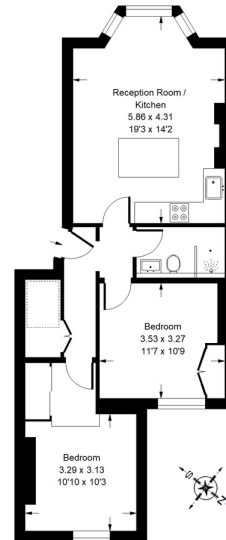
Shirland Road is ideally located being less than half a mile to Maida Vale underground (Bakerloo Line) and the shops, cafes and restaurants of both Little Venice and Maida Vale and Queens Park. It is also within easy reach of the the world famous Portobello Road Market.

#### TERMS

**Price:** Guide Price £725,000  
**Tenure:** Share of Freehold  
**Ground Rent:** £850.00  
**Service Charge:** £800.00  
**Local Authority:** Westminster

#### Shirland Road, W9

Approx. Gross Internal Area  
60.9 sq m / 655 sq ft



#### Raised Ground Floor

Reduced headroom below 1.5m/5'0"

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FIND OUT MORE



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Important Notice. We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.