



# Shirland Road

London, W9

Asking Price £850,000

Positioned on the ground and lower ground floors of a Victorian building is this spacious, modern and bright three bedroom two bathroom apartment spanning just under 1300 square feet.

Finished to a high standard throughout the accommodation comprises a large open plan kitchen reception room with modern fully fitted kitchen, a master bedroom with plentiful storage and two further double bedrooms all served by two large bathrooms. The apartment further benefits from a very useful utility room, a cloakroom and a charming patio garden.

Ideally located only moments away from Formosa Street with its selection of shops and restaurants. Warwick Avenue and Maida Vale stations (Bakerloo Line) are within easy walking distance as is Paddington Station with its national connections and international connections.



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- A charming 3 bedroom, 2 bathroom apartment spanning approx. 1300 square feet.
- Benefitting from being a high specification throughout.
- The apartment comes with a long lease in excess of 100 years.
- The apartment has its own charming patio garden.





**Tenure:** Leasehold 107 years 7 months  
**Service Charge:** £447.76 pa  
**Ground Rent:** £290 pa  
**Local Authority:** City of Westminster  
**Council Tax Band:** F

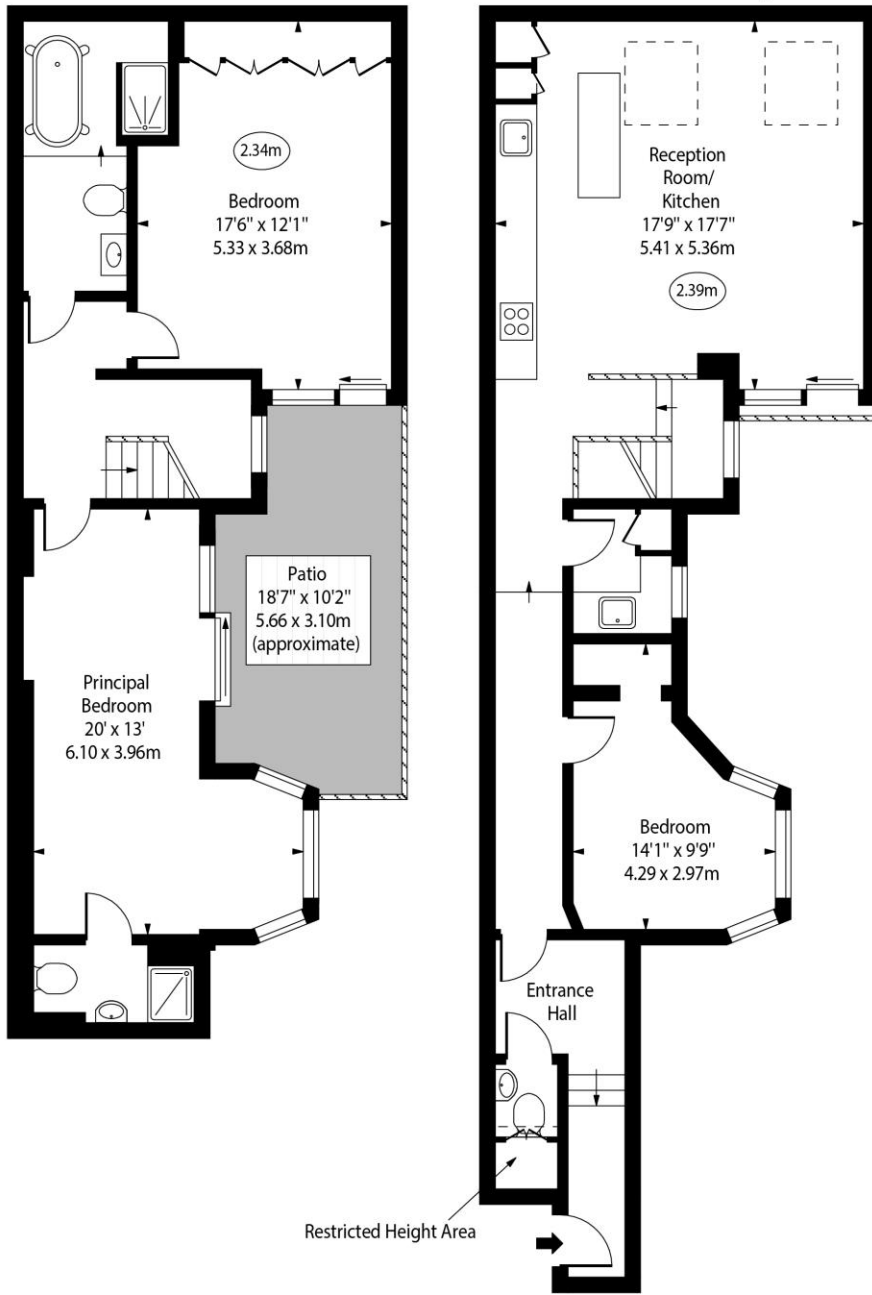
| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 78                      | 78        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

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Shirland Road, W9

○ - Ceiling Height



Lower Ground Floor

Ground Floor

Approx Gross Internal Area 1296 Sq Ft - 120.40 Sq M

Approx. Floor Area Including Restricted Heights 1305 Sq Ft - 121.23 Sq M

For Illustration Purposes Only - Not To Scale

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