



# Shirland Road

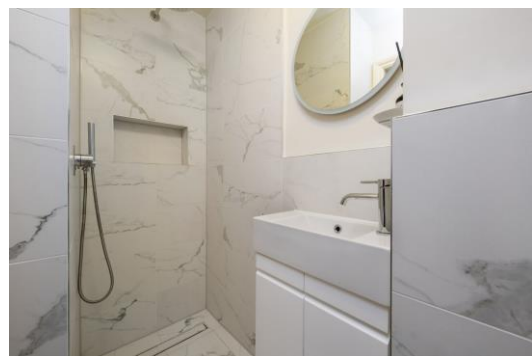
London, W9

Asking Price £800,000

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.



# Shirland Road

London, W9

- 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 1 months

**Service Charge:** £447.76 pa

**Ground Rent:** £290 pa

**Local Authority:** Westminster

**Council Tax Band:** F

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

### *Chestertons Little Venice Sales*

26 Clifton Road

Maida Vale

London

W9 1SX

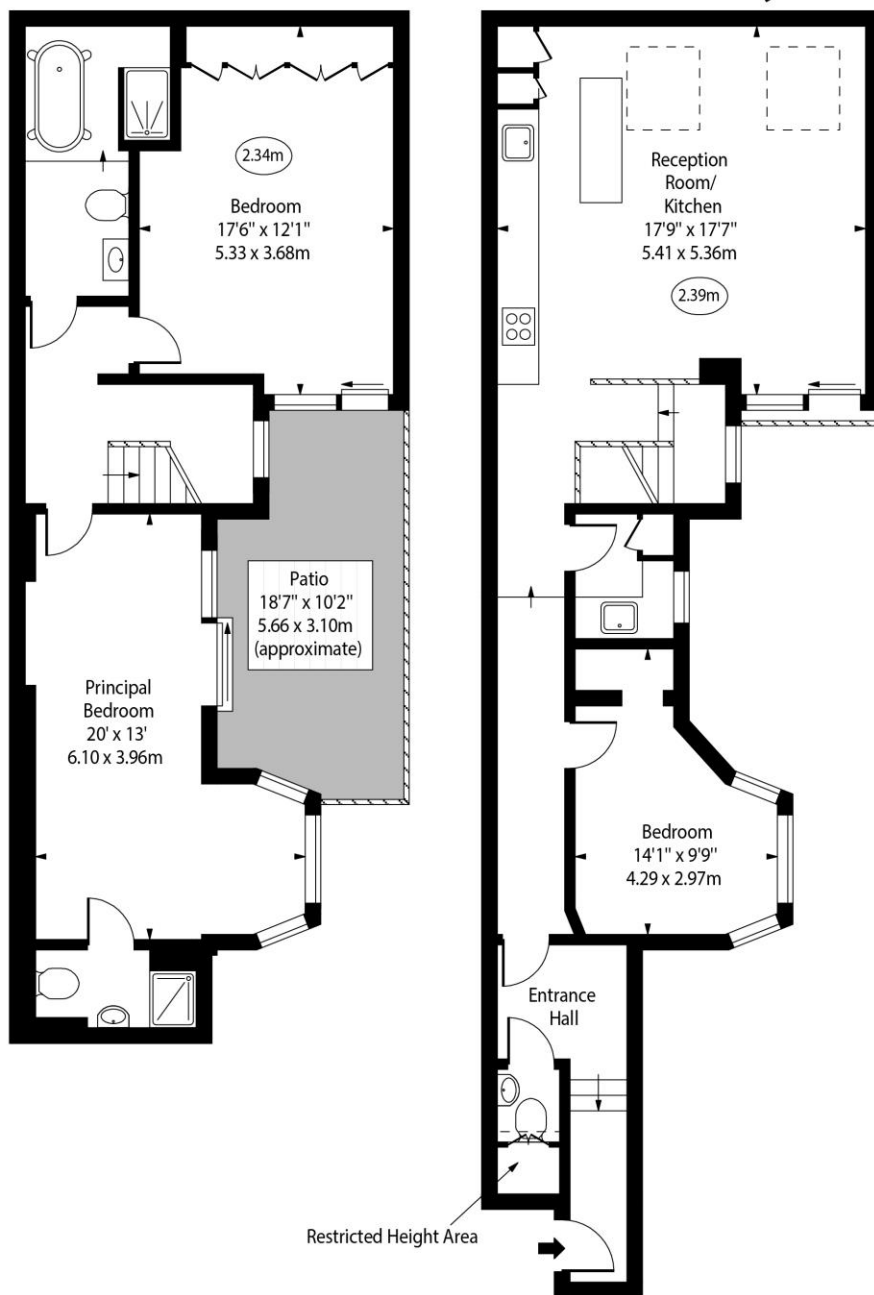
littlevenice@chestertons.co.uk

020 7286 4632

chestertons.co.uk

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

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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