



Westways



Shirland Road, Maida Vale W9

Garden Maisonette

Asking Price Of: £925,000

This spacious, garden maisonette with a share of the freehold for the building is being offered to the market for sale. Currently arranged as a three bed, one bath apartment with a separate kitchen and living room downstairs, which ensures a well-balanced home. The classical features such as the large sash windows and high ceilings ensure that the apartment retains its character whilst the larger than average for the neighbourhood rear garden offers a perfect oasis of green space. Thanks to the amount of space internally and externally, there is the ability for the downstairs to be expanded, such as by a full rear and side return (STPP), and refurbished throughout into a variety of layouts and styles. With all of this potential to create a dream home, this flat is a unique opportunity not to be missed. Early viewings are strongly recommended.

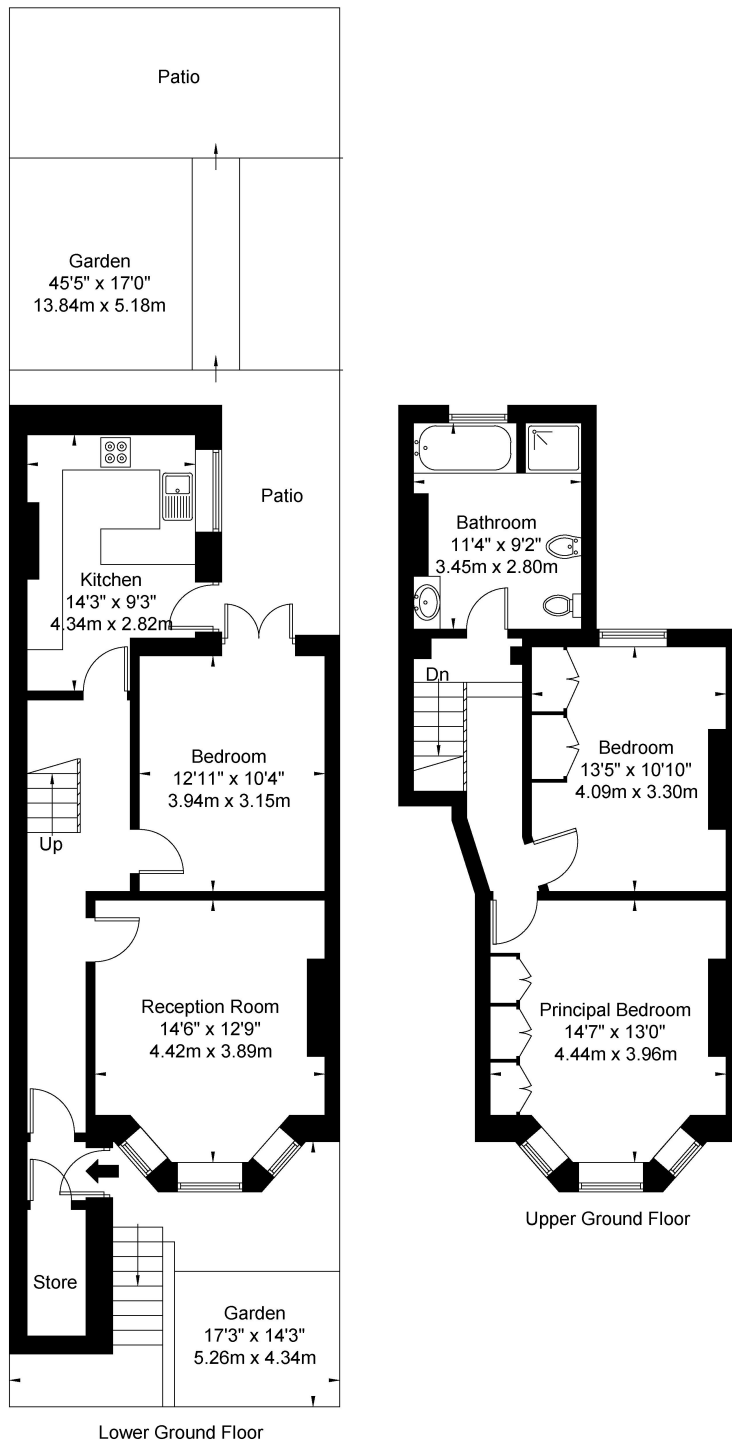


- Garden Maisonette
- Three bedrooms, one bathroom
- Separate eat in kitchen and living room
- Potential to renovate and extend
- Large private rear garden
- Share of freehold
- Walking distance to Queens Park and Maida Vale Stations
- A short walk to Abbey Road and Maida Vale

Situated between Queens Park and Maida Vale, the flat is a short walk from Queens Park, Maida Vale and Westbourne Park tube stations, which provides a range of transport links both into central London and beyond thanks to nearby Paddington Station. With Portobello Road, Maida Vale and Abbey Road all within a few minutes stroll, the flat is surrounded by a plethora of world famous shops, attractions and restaurants to enjoy on the doorstep. These are all further complimented by having St. John's Wood, Lords Cricket Ground and even Hyde Park in close vicinity, ensuring there is an abundance to explore locally all year round.

Shirland Road, W9 3JW

Approx. Gross Internal Area = 102.19 sq m / 1100 sq ft



Ref

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Westways



Tenure: Share of Freehold

Gross Internal Area: 1100 sqft

Service Charge: N/A

Ground Rent: N/A

Local Authority: Westminster City Council

Council Tax Band: E

EPC Rating: TBC

In accordance with the 1993 Misdescriptions Act: The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order. Neither has the Agent checked the legal documents to verify the Leasehold/Freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.