



Shirland Road | London | W9

£2,850 Per month



Set on the ground floor of a period conversion, this delightful 2 bedroom apartment offers a perfect blend of classic character and modern convenience. Spanning an impressive 626 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or professionals seeking a comfortable living space.

Upon entering, you are welcomed into a spacious open plan reception room that serves as the heart of the home, which showcases the apartment's period charm. The natural light that floods through the windows enhances the warm and welcoming atmosphere. The layout is thoughtfully arranged with the property benefiting from wood flooring throughout, quality fixtures and fittings, stylish family bathroom and modern fully fitted kitchen. The apartment also benefits from direct access to a large private garden.

Situated in a vibrant neighbourhood, residents will enjoy easy access to local amenities, including shops, cafes, and Paddington Recreational Ground. The excellent transport links nearby ensure that commuting to central London or exploring the wider area is both convenient and efficient. Transport links include both Maida Vale and Warwick Avenue underground Station (Bakerloo Line).

- 2 double bedrooms
- Set on the ground floor
- Pet Friendly
- Quality fixtures & fittings
- Close to local amenities
- Spacious open-plan reception room
- Private garden
- 626 sq ft of living space
- Located on Shirland Road
- Easy access to transport

Local Authority: Westminster

Council Tax Band: E

EPC: C

Deposit: £3,288

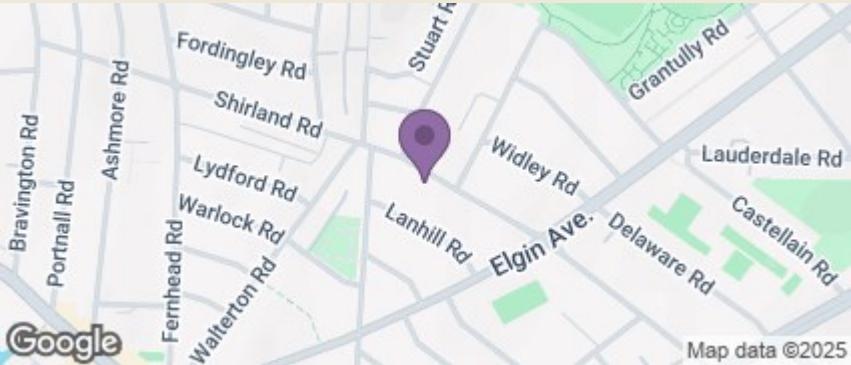
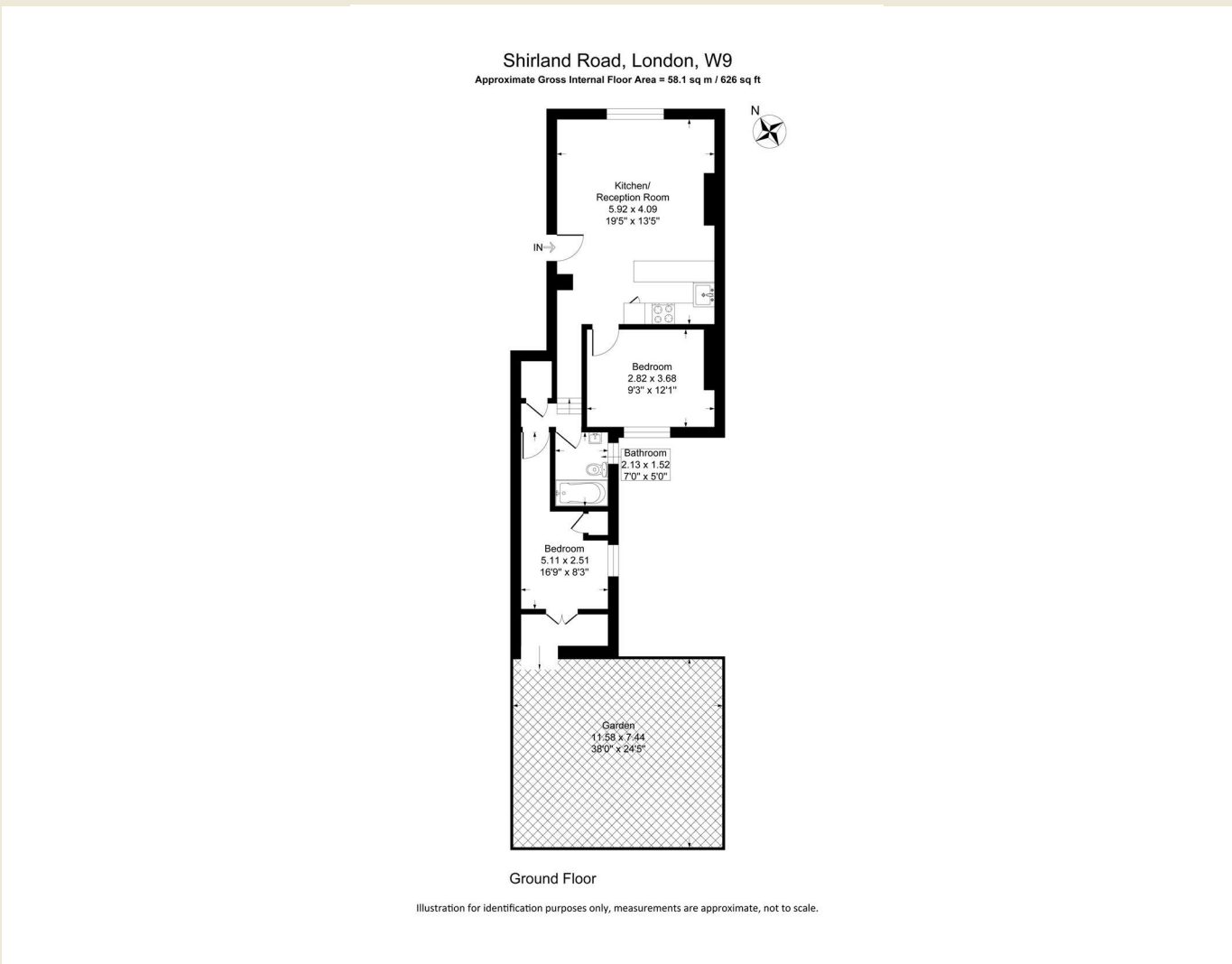
Tenancy Length: Long Term

Date Available: 18th December 2025

Unfurnished







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	78
	EU Directive 2002/91/EC	

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