



Shirland Road, London W9 2EL

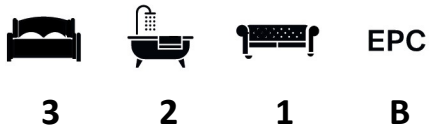
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WAYNE  
& SILVER

## Shirland Road, London W9 2EL

A Beautifully presented split-level apartment boasting fantastic ceiling heights and floor to ceiling windows in a modern development with the added benefit of private off street parking. It comes complete with three double bedrooms with built-in wardrobes, spacious open plan kitchen/reception area, three bathrooms and wooden flooring throughout.

Shirland Road is ideally located for both Maida Vale and Warwick Avenue underground stations, the open spaces of Paddington recreational grounds and a number of independent shops and cafes that run along Elgin Avenue.



**Guide price:** £1,399,950

**Tenure:** Leasehold

**Service Charge:** Add text here

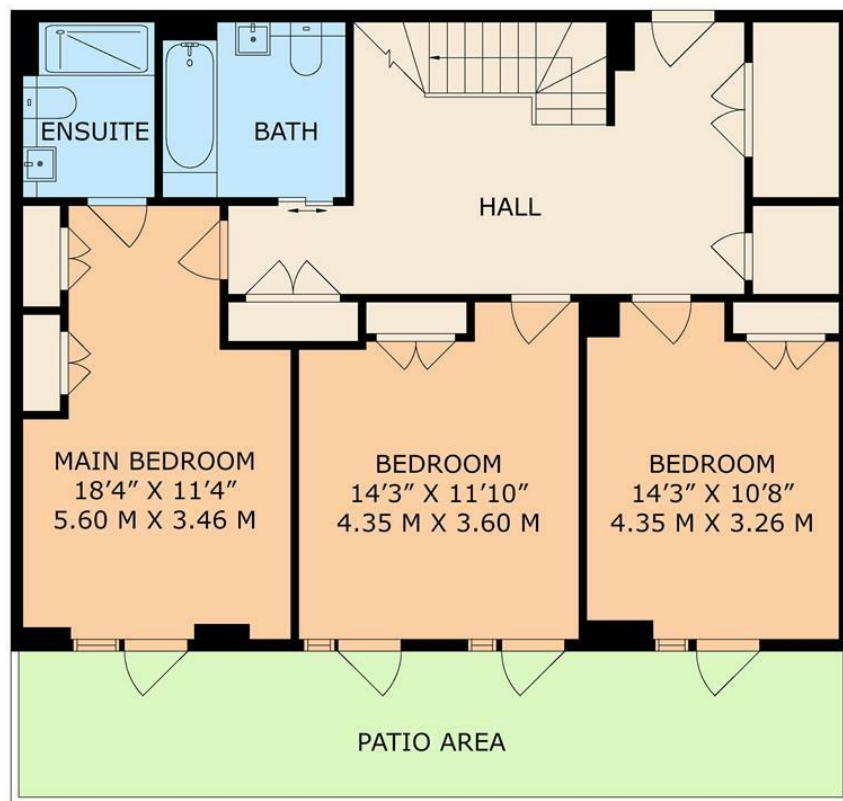
**Local Authority:**

**Council Tax Band:** G

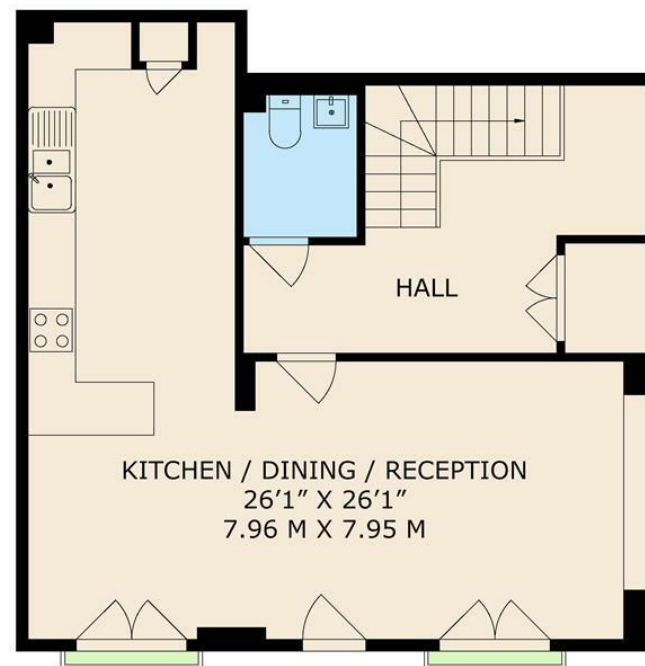








LOWER GROUND FLOOR



GROUND FLOOR

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GROSS INTERNAL AREA: 1557 SQ. FT / 144.7 SQ. M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and doors are approximate. Whilst every care is taken into the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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