



## 171C Shirland Road

, London, W9 2EU

**£2,150 Per month**

Nestled in the heart of London on the desirable Shirland Road, this charming house presents an excellent opportunity for those seeking a comfortable and convenient living space. The property boasts two well-proportioned bedrooms, perfect for a small family or professionals looking for a serene retreat in the bustling city.

The inviting reception room offers a warm and welcoming atmosphere, ideal for relaxation or entertaining guests. The house features a modern bathroom, ensuring that your daily routines are both comfortable and efficient.

One of the standout features of this property is its central location, providing easy access to a variety of local amenities, shops, and eateries. Additionally, the proximity to transport links makes commuting a breeze, allowing you to explore all that London has to offer with ease.

This house is a perfect blend of comfort and convenience, making it an ideal choice for anyone looking to enjoy the vibrant lifestyle of London while having a peaceful home to return to. Don't miss the chance to make this delightful property your own.



### Viewing

Please contact us on 020 3198 4517 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	



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