



## Shirland Road, Maida Vale, W9

**£450,000**

Compton Reeback are pleased to offer for sale this bright and airy second floor 2 bedroom apartment within this period conversion in the heart of Maida Vale. The property is ready for the new owner to 'make it their own' and has a semi open plan kitchen to reception room. Further benefits include high ceilings and no chain. Located to within easy access to the local shops, bars and cafés along Shirland road and Little Venice as well as being a short walk from Maida Vale and Warwick Avenue Underground Stations (Bakerloo Line). Lease 98 years remaining. round Rent N/A Council tax band F. The property is offered with vacant possession.

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Reception room



Bedroom 2



Kitchen



Bathroom



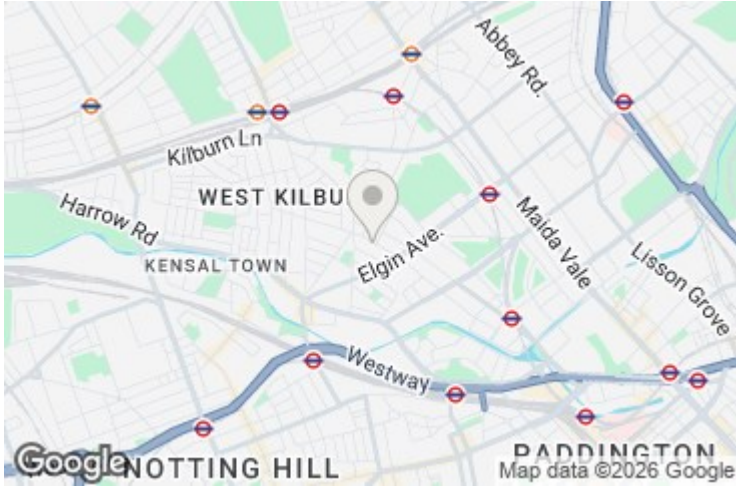
Bedroom 1



Exterior

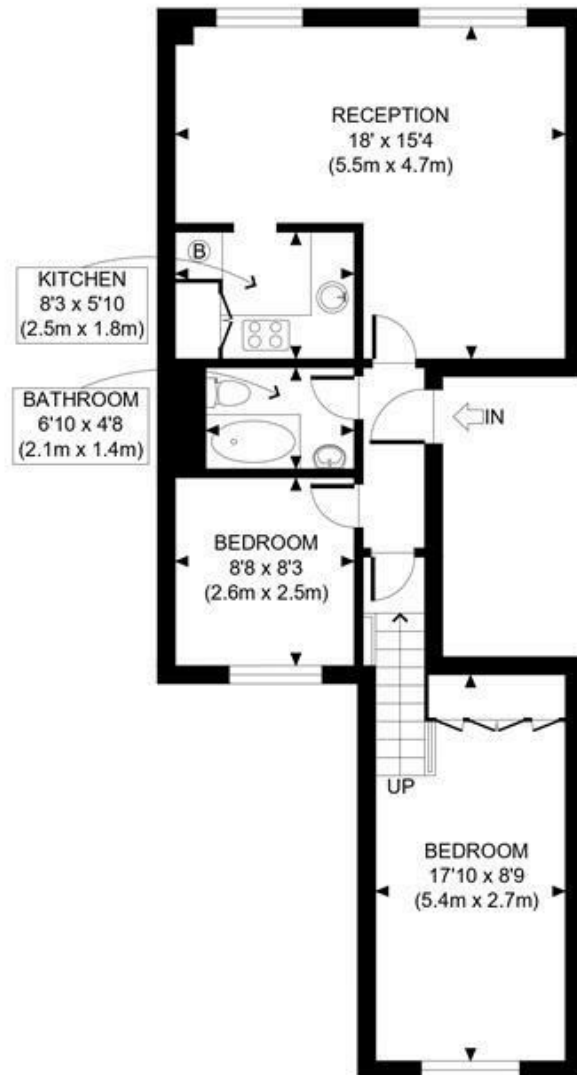


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	71	73

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 596 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 596 SQ FT/ 55 SQM

## PROPERTY PHOTO PLANS co.uk

ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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Est. 1995

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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.48cm (centimeters), 1m (one meter) = 3.29'(feet)

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