



Shirland Road | London | W9

£3,300 Per month





This superb two bedroom garden flat on Shirland Road, offers a perfect blend of modern living and historical character. Spanning an impressive 815 square feet, the property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families and professionals.

Finished to an exceptional standard, the property provides well-designed and versatile accommodation throughout. It features an impressive reception room that serves as the heart of the home, with ample space for both living and dining areas, alongside a contemporary, fully fitted kitchen equipped with modern appliances and generous storage, with double doors leading to a large private garden.

Within the garden you'll also find a separate, fully insulated studio/workspace, which is an excellent setup for remote working, creative projects, or additional storage.

The principal bedroom includes bespoke fitted wardrobes and a stylish ensuite bathroom. A spacious second bedroom enjoys direct access to the well maintained garden, allowing the room to flow beautifully between the interior and garden.

With its prime location, residents will enjoy easy access to local amenities, transport links, with close proximity to Maida Vale underground station (Bakerloo Line) and the open spaces of Paddington Recreation ground.

- Spacious 2-bedroom apartment
- 815 sq ft of living space
- Fully insulated studio/work space
- Located on Shirland Road
- Two modern bathrooms
- Large private garden
- Generous storage throughout
- Easy access to transport links

Local Authority: Westminster  
Council Tax Band: C  
EPC: C  
Tenancy Length: Long Term  
Date Available: 10th January 2026  
Furnished





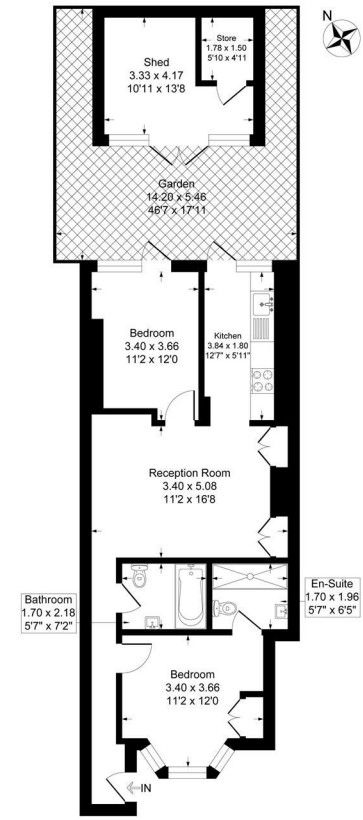






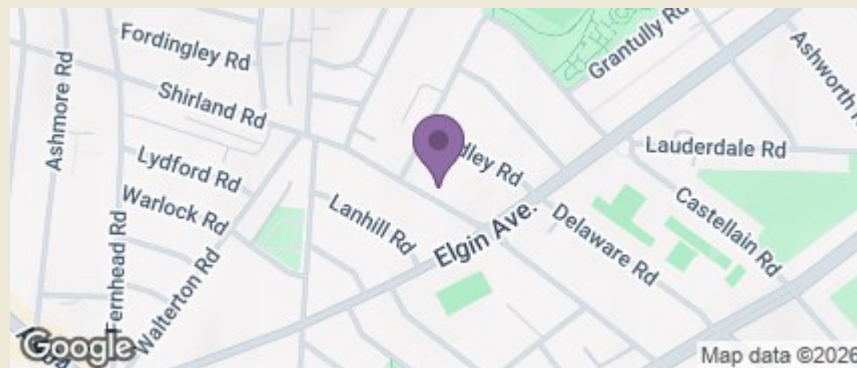
## Shirland Road, London, W9

Approximate Gross Internal Floor Area = 75.7 sq m / 815 sq ft (Including Shed Area)  
Approximate Gross Internal Floor Area = 61.8 sq m / 666 sq ft (Excluding Shed Area)



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C	75	77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive		

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