



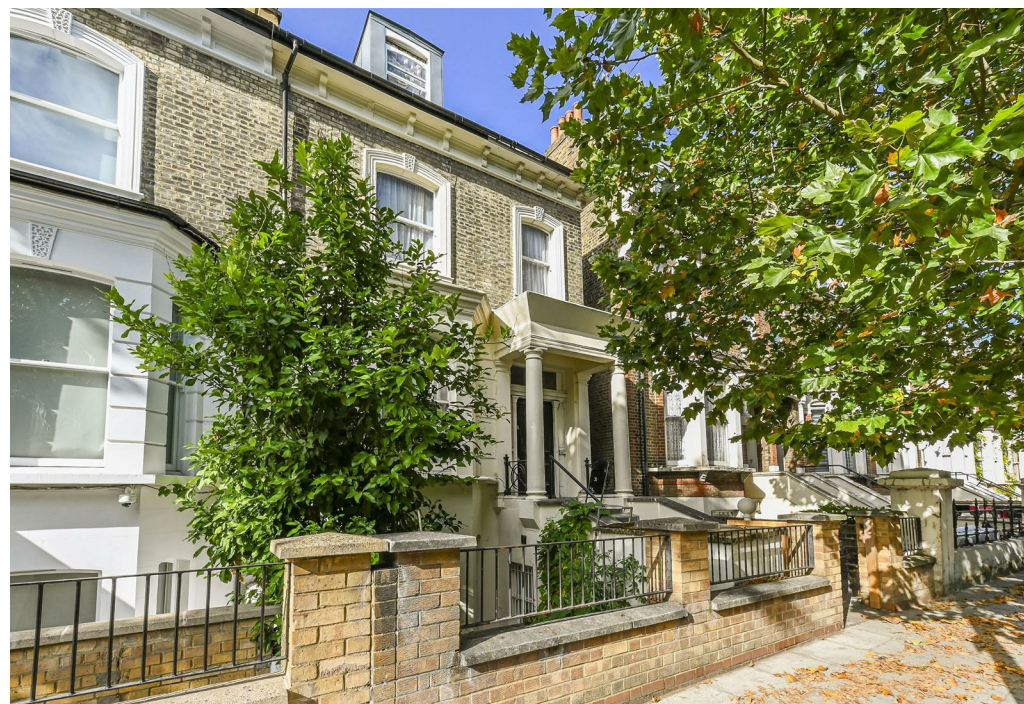
Shirland Road, London, W9 2EH
£1,200,000 Leasehold



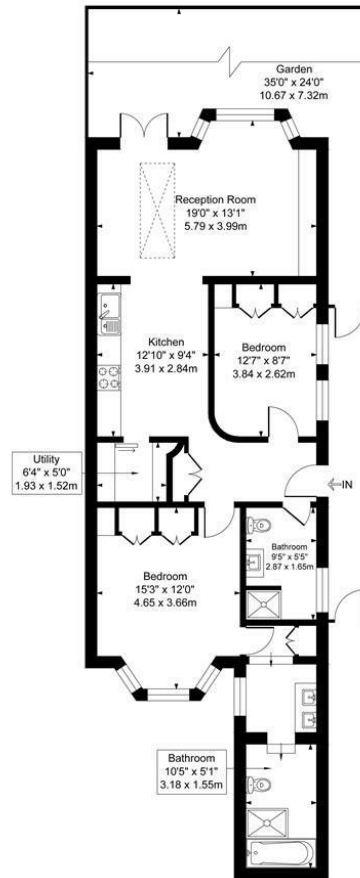


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A beautiful and expensively renovated two bedroom garden flat measuring 925sqft, and situated in a period building on Shirland Road within close proximity of Formosa street and the canals of Little Venice. The flat features a stunning and very bright reception opening up onto a lovely south west facing garden, separate semi- open plan stylish kitchen with dining area, two double bedrooms, tastefully designed en-suite bathroom and second shower room, and separate utility room. Features include include a 35ft x 24ft) garden with spacious lawn and surrounding flower beds, with very private outlook, and with permission granted for a garden room which would add an additional 215sqft , bringing the total square footage to 1140sqf, the flat benefits from underfloor heating, and Miele and Dornbracht products, Bert and May tiles, with engineered parquet throughout. The flat is within a few minutes walk to the Canal and all the amenities of Little Venice. Warwick Avenue station is a 7 minute walk and Paddington is 15 minutes offering the Elizabeth Line and the Heathrow Express. Long lease.



Shirland road, London, W9
Approximate Gross Internal Area
925 sq ft - 86 sq m



Lower Ground Floor

Illustration for identification purposes only, not in scale

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