



ELIZABTEH MOORE POWERED BY **exp**™ UK

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## 2-bed 2-bath first floor flat, Shirland Road, Maida Vale, W9 2BT

£2,500PCM (Deposit: £2,884)

 2  2  1



Tax Band: D Furnished: Furnished

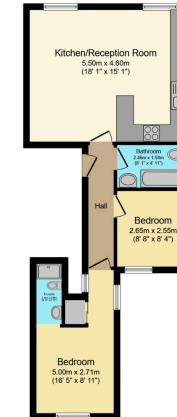
Fantastic 2 bedroom first floor apartment in the heart of Maida Vale within easy walking distance of both Maida Vale and Warwick Avenue tube stations, Paddington Rec, and Little Venice.

This elegant property comprises a wonderful reception with smart open plan kitchen boasting high ceilings, large windows, breakfast bar, full size fridge freezer and dishwasher. The principal bedroom, with its walk-in closet and en-suite shower room, is quietly located at the rear of the property. Bedroom 2 is a single or home office and is positioned next to main bathroom which includes a bath with shower over.

This property is offered furnished (no bed in smaller bedroom), and available early January (possibly sooner).

Council tax: Westminster, Band D





First Floor

Total floor area 53.0 sq. m. (570 sq. ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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### Energy Efficiency Rating

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

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