



4E Shirland Mews | | London | W9

Asking Price - £450,000



- Brand newly refurbished
- Spacious reception room
- Convenient London location
- 1 Bedroom
- Modern bathroom
- Close to transport links

Nestled within the charming and highly sought-after Shirland Mews, this beautifully presented, newly refurbished one-bedroom apartment offers a rare opportunity to acquire a stylish home in the heart of Maida Vale. Combining contemporary comfort with the character and tranquillity of a traditional mews setting, the property is perfectly suited for modern city living.

Extending to approximately 425 sq ft, the apartment features a bright and spacious open-plan reception area, thoughtfully designed to maximise natural light and create an inviting space ideal for both relaxation and entertaining. The interiors have been finished to a high standard, blending modern design with practical living.

Ideally positioned, Shirland Mews is within easy reach of the vibrant amenities of Little Venice and Maida Vale as well as the green open spaces of Paddington Recreation Ground and Queen's Park. The surrounding area is renowned for its picturesque canals, tree-lined streets, and





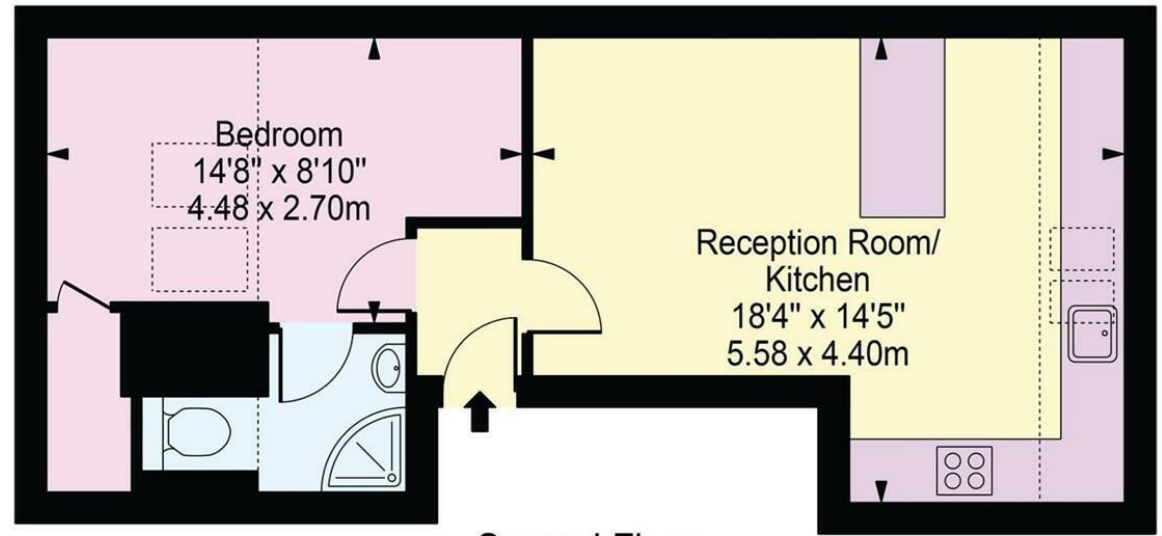
village-like charm, alongside an array of boutique shops, cafés, and restaurants along Lauderdale Parade and Formosa Street.

Excellent transport links are close by, with Maida Vale Underground Station (Bakerloo Line), Warwick Avenue Underground Station, and Queen's Park Underground Station providing direct access to the West End and beyond. Multiple bus routes further enhance connectivity across London.

This exceptional apartment represents an ideal purchase for first-time buyers, professionals, or investors seeking a desirable London address in a prime residential location. Early viewing is highly recommended.

Please note: furniture has been digitally added for illustrative purposes.

Shirland Mews
 Approx. Total Internal Area
 39.50 sq m / 425 sq ft
 (Including Restricted Height Area)



Second Floor
 For Illustration Purposes Only

This Floor Plan Should Be Used As A General Outline For Guidance Only And Does Not Constitute In Whole Or In Part An Offer Or Contract.
 Any Intending Purchaser Or Lessee Should Satisfy Themselves By Inspection, Searches, Enquiries And Full Survey As To The Correctness Of Each Statement.
 Any Areas, Measurements Or Distances Quoted Are Approximate And Should Not Be Used To Value A Property Or Be The Basis Of Any Sale Or Let.

Council Tax Band D EPC Rating C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C		80	80
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) G			
Not energy efficient - higher running costs			
(1-1) G			
England & Wales		EU Directive 2002/91/EC	

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