



MAIDA VALE W9

SHIRLAND ROAD

MAIDA VALE · LONDON W9

KRIEGER & COMPANY

£2,250 PER CALENDAR MONTH · FURNISHED

668 SQ FT · 1 BEDROOM · 1 BATHROOM · OWN FRONT DOOR

THE APARTMENT

A FIRST-FLOOR FLAT WITH ITS OWN FRONT DOOR

Period conversions of this size rarely come with a front door of your own. This one does — a private entrance at street level, with a staircase rising to 668 sq ft of first-floor accommodation arranged across three well-proportioned rooms.

Handsome ceiling heights and a generous footprint give the flat a real sense of scale for a one bedroom home, and it is offered furnished and ready to move straight into.

668
SQ FT

1ST
FLOOR

17 FT
RECEPTION

WESTMINSTER · PERIOD CONVERSION · FURNISHED



SEVENTEEN FEET, FRONT TO FIREPLACE



TILED FIREPLACE WITH MIRROR OVER · FITTED ALCOVE SHELVING · ROOM FOR A DINING TABLE

KITCHEN, BATHROOM & ENTRANCE

SEPARATE, AND ALL ON ONE FLOOR



SEPARATE FITTED KITCHEN · BATH WITH SHOWER OVER · PRIVATE ENTRANCE AND STAIRCASE

KITCHEN · BATHROOM · ENTRANCE



THE BEDROOM

A PROPER DOUBLE, PROPERLY FITTED OUT

The bedroom is a proper double at thirteen feet by close to eleven, set quietly off the landing at the rear. A floor-to-ceiling fitted wardrobe runs along one wall, with a further hanging rail and shelving in the alcove alongside — more storage than a one bedroom flat of this size usually offers.

The bathroom is finished in white, with a bath and shower over, a large mirror above, a basin set into a timber vanity and a window bringing in natural light.



THE SETTING

MAIDA VALE, ON THE EDGE OF QUEEN'S PARK

Shirland Road sits in an established residential pocket of Maida Vale, within the City of Westminster, on the quieter borders of Queen's Park — a street of yellow-brick Victorian terraces with bay windows and steps up to the door.

Salisbury Road provides independent cafes, delis and shops for everyday life, with Queen's Park and Paddington Recreation Ground close at hand.

QUEEN'S PARK
WESTBOURNE PARK
GREEN SPACE
LOCAL AUTHORITY

BAKERLOO & OVERGROUND
HAMMERSMITH & CITY
QUEEN'S PARK
WESTMINSTER

SHIRLAND ROAD

MAIDA VALE · LONDON W9

668 SQ FT

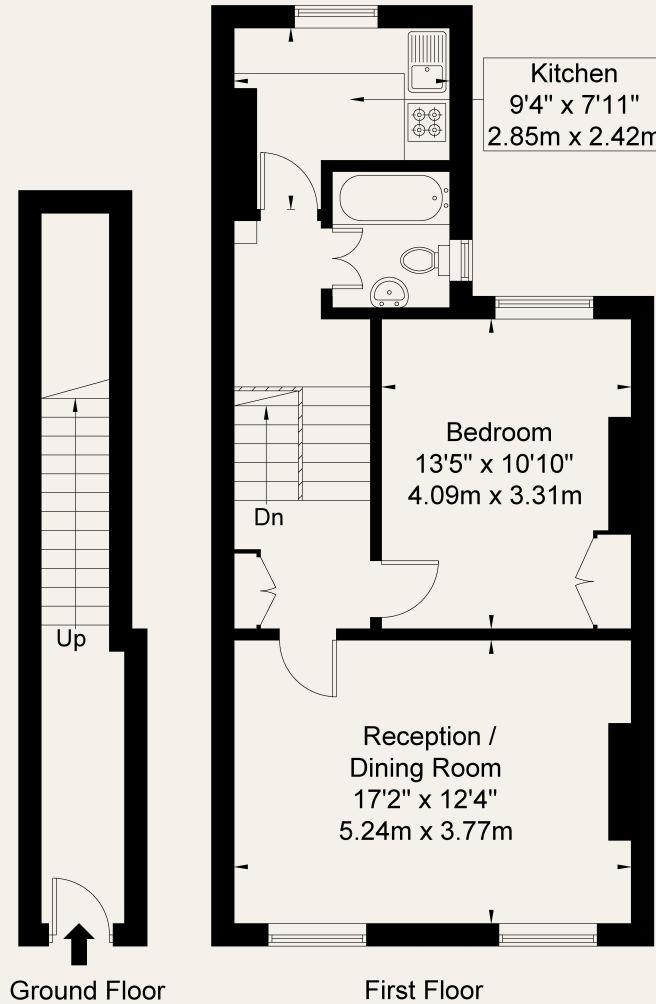
GROSS INTERNAL

62.1 SQ M

METRIC

FIRST

FLOOR



Ref

Copyright

BLEU
PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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17' 2 x 12' 4

RECEPTION / DINING ROOM

13' 5 x 10' 10

BEDROOM

9' 4 x 7' 11

KITCHEN

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KRIEGER & COMPANY

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ACCOMMODATION & TERMS

ENTRANCE

Own front door at street level
Private staircase to the first floor

RECEPTION / DINING ROOM

17' 2 x 12' 4
Two windows to the front
Tiled fireplace with mirror over
Fitted alcove shelving

KITCHEN

9' 4 x 7' 11
Separate fitted kitchen
Gas hob, extractor and oven
Washing machine, fridge, microwave

BEDROOM

13' 5 x 10' 10
Floor-to-ceiling fitted wardrobe
Further hanging rail and shelving

BATHROOM

Bath with shower over
Basin set into a timber vanity
WC and window

GENERAL

Gas central heating
Carpeted throughout
Offered furnished

TENANCY & TERMS

Rent £2,250 per calendar month
Available from 22nd September 2026
Assured periodic tenancy - no fixed term
Offered furnished
Deposit £2,596, equivalent to five weeks' rent
Westminster - Council Tax Band D - EPC D
668 sq ft / 62.1 sq m approximate gross internal

668

SQ FT

1ST

FLOOR

1

BEDROOM

1

BATHROOM

£2,250

PER MONTH

VIEWING STRICTLY BY APPOINTMENT

KRIEGER & COMPANY

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