



Shirland Road

Little Venice, W9

Offers in excess of £600,000

Entered on the first floor and positioned on the second floor of a Victorian converted building is this stunning and spacious two-bedroom apartment with charming terrace.

With abundant natural light throughout, spanning approximately 650 square feet accommodation comprises a fully fitted kitchen on the first-floor landing, a gorgeous reception overlooking the rear of the building, two double bedrooms and two bathrooms, one of which is en-suite to the master bedroom. A charming terrace with far reaching views is access from the hall.

The property is near Warwick Avenue underground (Bakerloo), with direct trains to Paddington and the West End. Royal Oak (Circle and Hammersmith and City) and Maida Vale (Bakerloo) are both a short walk. On street resident parking is available from Westminster City Council.



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- Positioned predominantly on the second floor with abundant natural light throughout.
- Benefitting from a charming terrace with far reaching views.
- Refurbished and beautifully kept by the current owners.
- Spanning over approximately 650 square feet.



Tenure: Leasehold 107 years 7 months
Service Charge: £1,573.32 pa
Ground Rent: £200 pa
Local Authority: City Of Westminster
Council Tax Band: F

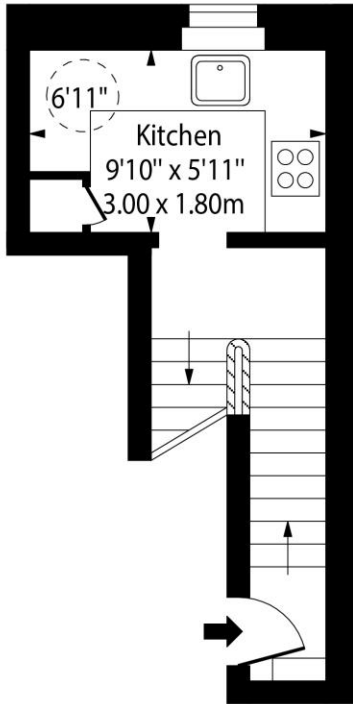
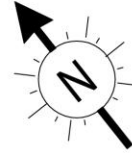
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D	63	68
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Little Venice Sales

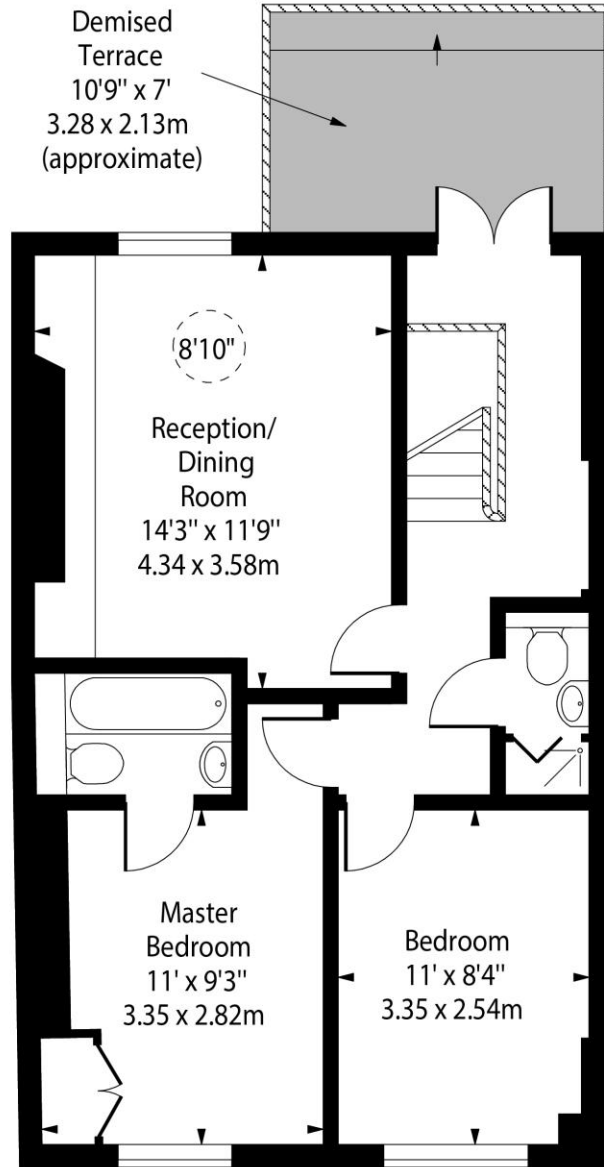
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○ - Ceiling Height



First Floor



Second Floor

Approx Gross Internal Area 648 Sq Ft - 60.20 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 009396M

