

Shirland Road

Maida Vale, W9

Asking Price £899,950

A beautifully presented two-bed, two-bath garden apartment arranged over the lower ground floor of an attractive period building on Shirland Road. Combining contemporary interiors with generous living accommodation and a private rear garden, the property offers a stylish home in this convenient Maida Vale location.

The heart of the apartment is its spacious reception and dining room, where broad glazed doors draw in natural light and open directly onto the garden. The layout comfortably accommodates both seating and dining areas, while a breakfast bar provides an additional spot for informal dining.

The adjoining kitchen features streamlined cabinetry, contrasting finishes, generous work surfaces and built-in cooking appliances. Under-cabinet lighting adds to the considered finish, with an extensive arrangement of cupboards providing practical storage.

Two double bedrooms complement the living accommodation, with substantial fitted wardrobes in the principal bedroom. Two contemporary bathrooms feature modern tiling, vanity storage and carefully coordinated fittings.
The private rear garden is a particular attraction, arranged as a paved outdoor living space with room for dining, seating and entertaining. Its direct connection to the reception room creates an inviting extension of the accommodation during the warmer months.

Shirland Road is well positioned for the local shops, cafés and restaurants of Maida Vale, with Elgin Avenue and the green spaces and leisure facilities of Paddington Recreation Ground within easy reach. Maida Vale and Warwick Avenue Underground stations provide Bakerloo line connections into central London.

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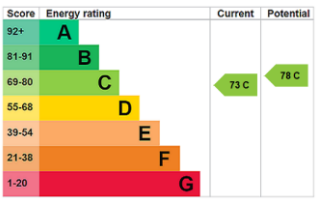
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- Reception room opening to the patio garden
- Two double bedrooms
- Two bathrooms
- Modern finishes throughout



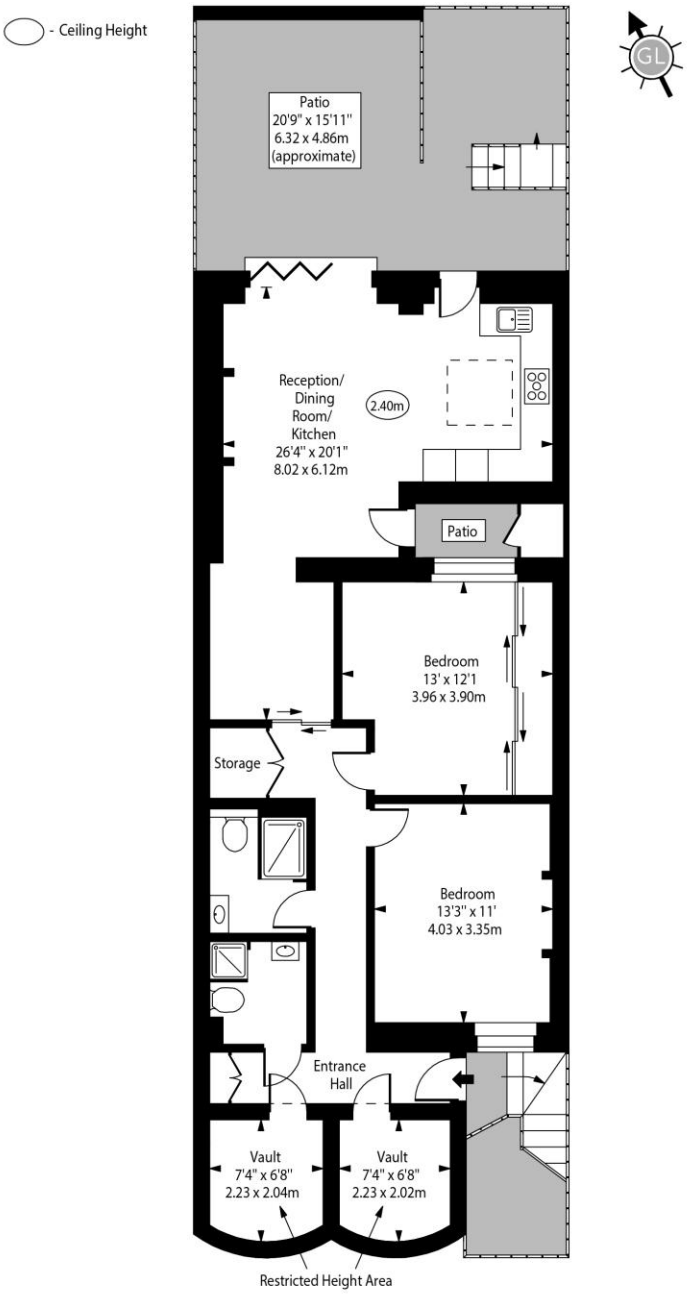
Tenure: Leasehold 99 years 11 months
Service Charge: £0
Ground Rent: £0
Local Authority: City of Westminster
Council Tax Band: E



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Shirland Road,
Maida Vale, W9



Lower Ground Floor

Approx Gross Internal Area 925 Sq Ft - 85.93 Sq M
(Excluding Vaults)

Approx Gross Internal Area 1041 Sq Ft - 96.71 Sq M
(Including Vaults)

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.
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