

Shirland Road, W9

£1,000,000 *Leasehold*

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A large (Approx. 1272 sq. ft.) bright three-bedroom, top floor maisonette with the entrance on the first floor, offering well-proportioned accommodation, with a terrace, forming part of an attractive converted period house located in the heart of this fashionable area. The apartment offers a wealth of natural light throughout and is ready for immediate occupation. The accommodation consists of a spacious reception area with two large sash windows, a separate kitchen breakfast room, a fully tiled bathroom suite on the half landing and stairs leading up to the top floor, with a principal bedroom with an en suite shower room and two further bedrooms. Shirland Road is situated close to all the local amenities offered by this fashionable area, including the boutique shops, cafes on Formosa Street (Approx. 0.3 Miles) the famous Regents Canal, Paddington Recreation Ground (Approx. 0.4 miles) with a wonderful children's play area, excellent sports facilities and the Underground (Approx. 0.3 Miles) at Warwick Avenue, Bakerloo Line.





Winkworth Maida Vale

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KEY FEATURES

- Principal Bedroom with En-Suite Shower Room
- Two Bedrooms
- Family Bathroom Suite
- Spacious Reception Area
- Large Sash Windows
- Separate Kitchen / Breakfast Room
- Terrace

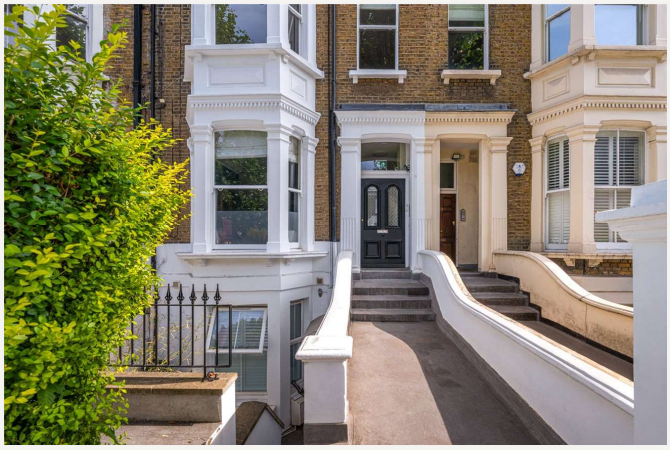


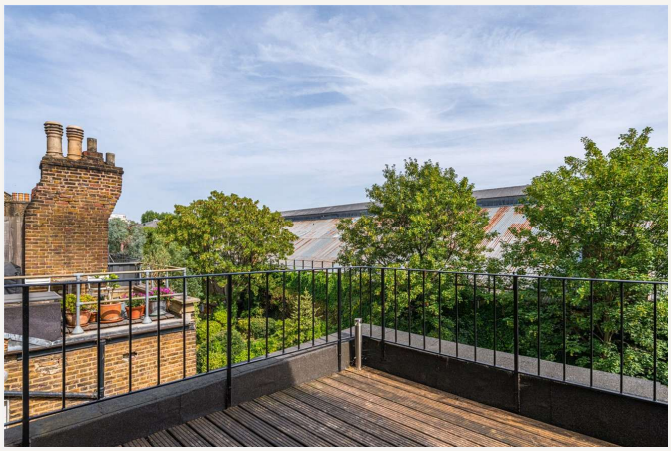
MATERIAL INFO

Tenure: Leasehold
Lease Expiry Date: 24/03/2175
Service Charge: £1482.90 per annum
Ground Rent: £150 Annually (subject to increase)
Council Tax Band: G
EPC rating: C

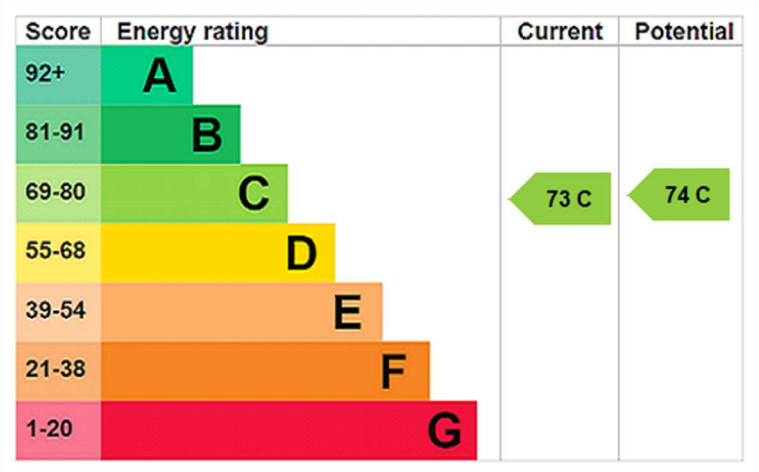












For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/SJD260186

Shirland Road, London, W9 2EL



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 59.65 SQ M / 642 SQ FT

Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 57.14 SQ M / 615 SQ FT

First Floor Entrance
GROSS INTERNAL FLOOR AREA
APPROX. 1.41 SQ M / 15 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 118.2 SQ M / 1272 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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