

# Shirland Road, W9

**£995,000** *Leasehold*

3 | 1 | 2

A large (Approx 1421 sq ft.) bright three-bedroom, top floor maisonette with the entrance on the first floor, offering well-proportioned accommodation, forming part of an attractive converted period house located in the heart of this fashionable area. The apartment has a large glass sky light offering a wealth of natural light throughout the apartment, a spacious reception area with two large sash windows, a separate kitchen breakfast room, a fully tiled bathroom suite and stairs leading up to the top floor landing with a principal bedroom, two further bedrooms and a second bathroom suite. 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. 0.3 miles) with a wonderful children's play area, excellent sports facilities and the Underground (Approx. 0.4 Miles) at Warwick Avenue, Bakerloo Line.



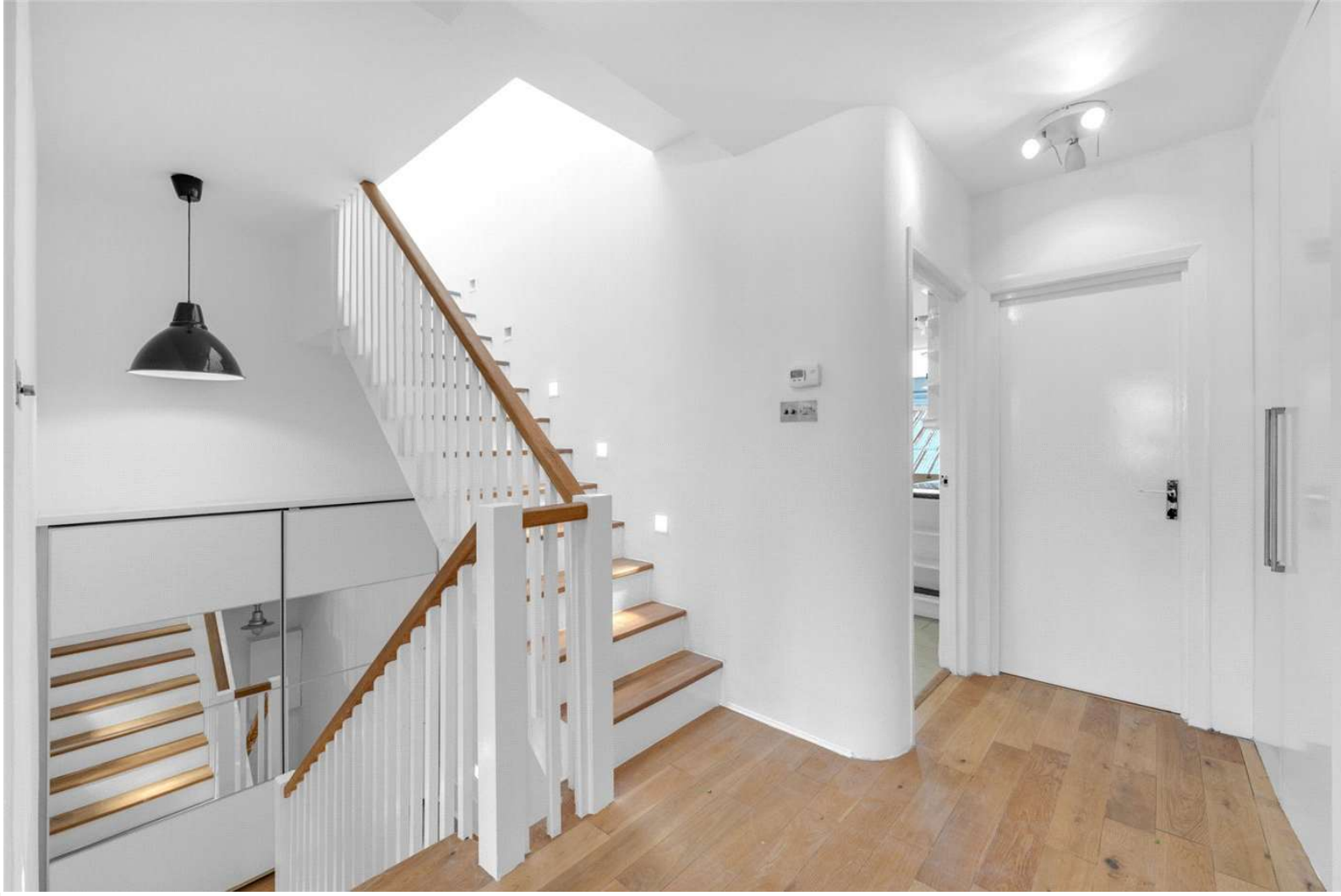


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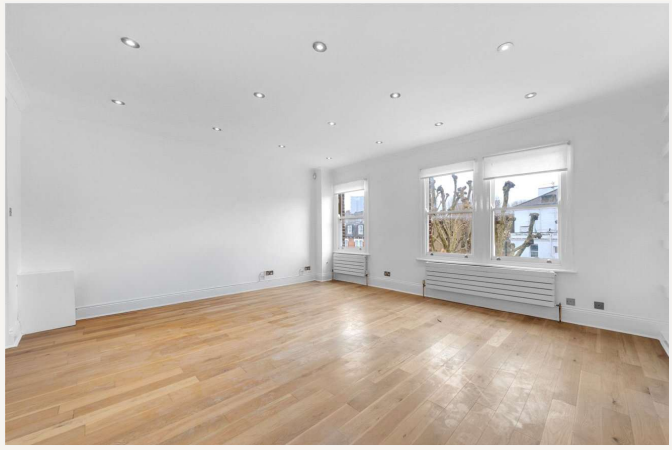
## KEY FEATURES

- Three Bedrooms
- Bathroom Suite
- Shower Room
- Spacious Reception Room
- Separate Kitchen
- Leasehold



## MATERIAL INFO

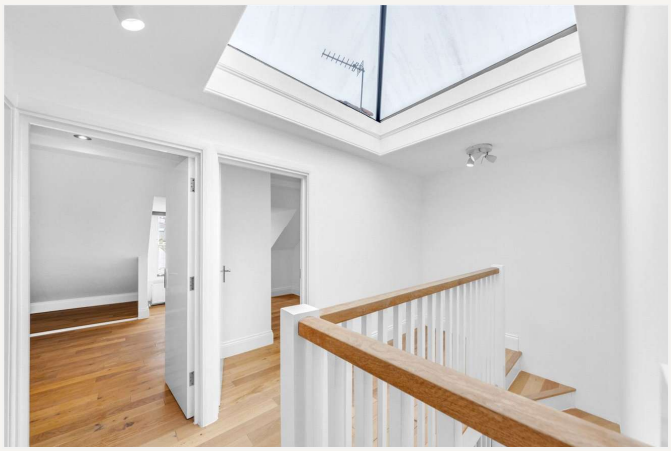
**Tenure:** Leasehold
**Lease Expiry Date:** 05/06/2196
**Service Charge:** £2,000 per annum
**Ground Rent:** £150 Annually (subject to increase)
**Council Tax Band:** F
**EPC rating:** D



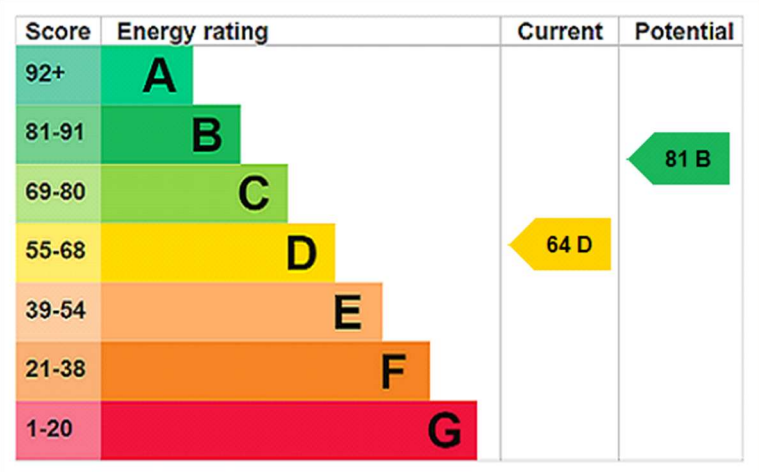
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For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/MDV260023

# Shirland Road, London W9 2EL




Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 68.85 SQ M / 741 SQ FT

Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 61.92 SQ M / 667 SQ FT

First Floor Entrance
GROSS INTERNAL FLOOR AREA
APPROX. 1.23 SQ M / 13 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 132 SQ M / 1421 SQ FT
APPROXIMATE GROSS INTERNAL FLOOR AREA EXCLUDING RESTRICTED HEIGHT 126.85 SQ M / 1365 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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