



Shirland Road, W9

£1,100,000 *Leasehold*



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.



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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

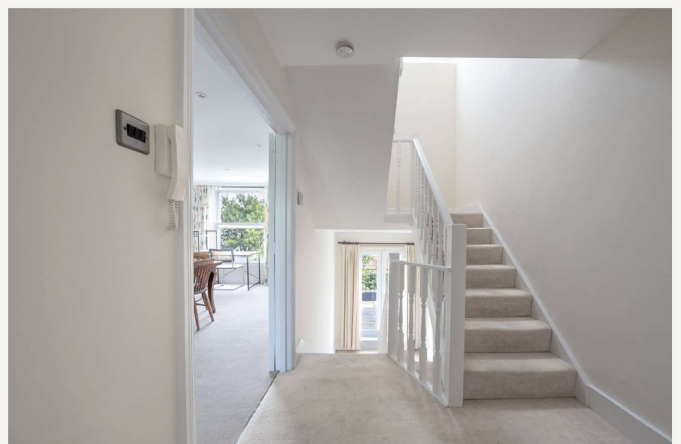
Lease Expiry Date: 24/03/2175

Service Charge: £1,482.9 per annum

Ground Rent: £150 Annually (subject to increase)

Council Tax Band: G

EPC rating: C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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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