

## SHIRLAND ROAD, W9 £695,000 LEASEHOLD

A three-bedroom, top floor apartment, with the entrance on the second floor, which has been thoughtfully refurbished by its current owner to create a loft style apartment offering a wealth of natural light. This well-proportioned apartment, forms part of a converted house that has been designed to create an open plan kitchen family room with sliding doors leading to a southerly facing terrace, a principle bedroom suite, two further double bedrooms and two shower rooms. Shirland Road is located in the heart of this fashionable area close to all the local amenities including boutiques shops ,cafes, Paddington Recreation Ground (Approx. 0.2 miles) with a wonderful children's play area, excellent sports facilities and the underground station (Approx. 0.5 Miles) at Maida Vale (Bakerloo line)

Three Bedrooms | Three Shower Rooms | Kitchen/Breakfast Room | Reception Room | Balcony |  
Leasehold

View our virtual tour here:

[winkworth.co.uk/maida-vale](https://www.winkworth.co.uk/maida-vale)

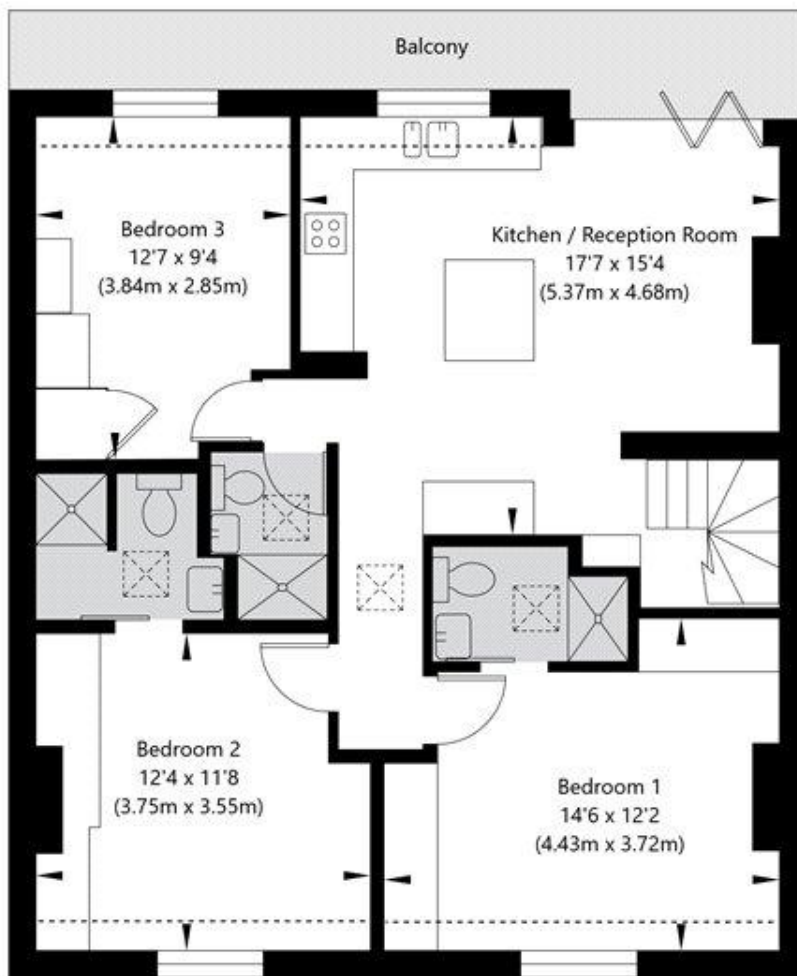
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## Shirland Road, London W9 2BT



Third Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 76.85 SQ M / 827 SQ FT



Second Floor Entrance  
GROSS INTERNAL FLOOR AREA  
APPROX. 1 SQ M / 11 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 77.85 SQ M / 838 SQ FT  
APPROXIMATE GROSS INTERNAL FLOOR AREA EXCLUDING RESTRICTED HEIGHT 72.31 SQ M / 778 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** Expires - 23/03/2111

**Service Charge:** £151.64 per annum

**Ground Rent:** £ 100 Annually (subject to increase)

**Council Tax Band:** E

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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