

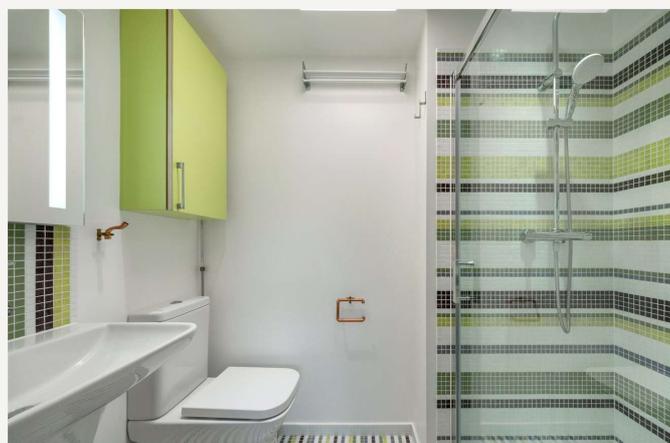


## Shirland Road, W9

£600,000 *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 principal 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)



**Winkworth Maida Vale**

020 7289 1692 | [maidavale@winkworth.co.uk](mailto:maidavale@winkworth.co.uk)

**Winkworth**

for every step...



## KEY FEATURES

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



## MATERIAL INFO

**Tenure:** Leasehold

**Lease Expiry Date:** 23/03/2111

**Service Charge:** £151.64 per annum

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

**Council Tax Band:** E

**EPC rating:** C





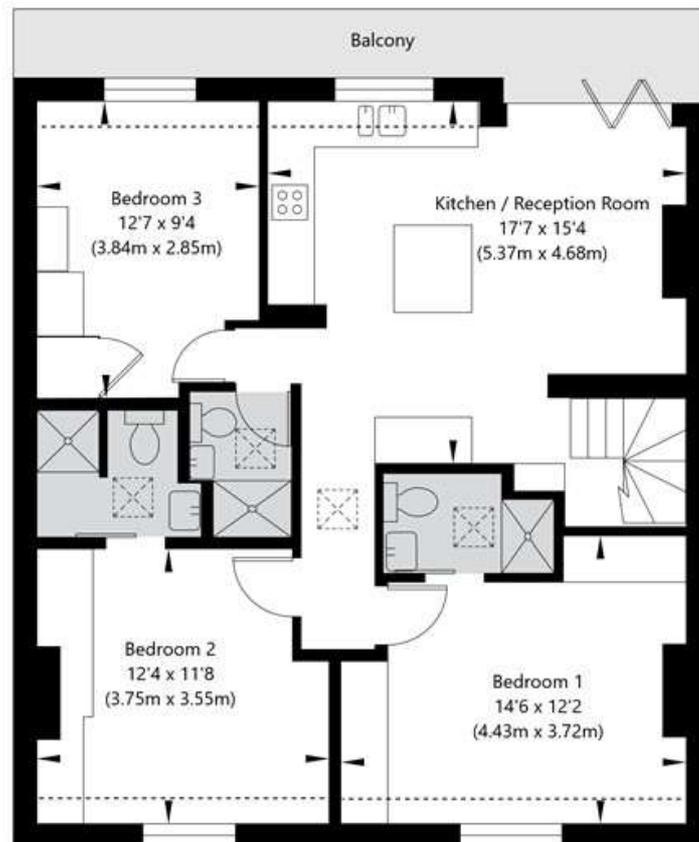
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/MDV250055>

## 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.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK

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.

**Winkworth Maida Vale**

020 7289 1692 | maidavale@winkworth.co.uk

**Winkworth**

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.