



SHIRLAND ROAD, MAIDA VALE, LONDON, W9 OFFERS IN EXCESS OF £1,000,000 LEASEHOLD

A well-proportioned (Approx 1039 SQ. Ft.) two-bedroom two bathroom garden apartment with a private entrance forming part of an attractive converted period conversion situated in the heart of this fashionable area, with direct access to a large private garden, with a decked patio area. The apartment is in excellent condition and ready for immediate occupation, consists of two double bedrooms with a principle bedroom suite, a large open plan kitchen reception room with glass sliding louvre doors offering a wealth of natural light and a family shower room . Shirland Road is located close to all the local amenities offered by this sought after area including boutique shops, cafes on Formosa Street (approx. 0.3 miles), Paddington Recreation Ground, the famous Regents Canal and the underground at Warwick Avenue (Approx. 0.4 Miles).

Two Bedrooms | Two Bathrooms | Reception Room | Kitchen | Private Rear Garden | Permit Parking | Leasehold

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Shirland Road, London W9 2EQ



APPROXIMATE GROSS INTERNAL FLOOR AREA 96.55 SQ M / 1039 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	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Expires - 24/06/3013

Service Charge: £250 per annum

Ground Rent: £250 Annually (subject to increase)

Council Tax Band: D

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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