

## SHIRLAND MEWS, MAIDA VALE, LONDON, W9 £1,600,000 FREEHOLD

An exceptional opportunity to purchase a modern mews house set within a charming cobbled mews. The house, designed by Conran & Partners is set over four floors and offers bright spacious well-proportioned accommodation (Approx. 1850 Sq. ft.). Offering a grand principal bedroom suite, two further double bedrooms one with an en-suite, a stunning double height reception room offering a wealth of natural light with floor to ceiling windows giving access to a balcony overlooking the mews, fully fitted kitchen with a separate dining area overlooking the reception room, a further bathroom, garage and a private patio garden. Shirland Mews is situated in the heart of this fashionable area close to all the local amenities including Paddington Recreation Ground with outstanding children's play area, tennis courts, running tracks, both Queens Park (Approx. 0.6 Miles) and Maida Vale Underground Stations (Approx. 0.7 Miles) and the famous Portobello Road (Approx. 0.9 Miles). The mews also has access to a secure communal garden located in the mews.

Three Bedrooms | Three Bathrooms | Reception Room | Kitchen | Dining Room | Balcony | Rear Garden | Utility Room | Garage | Freehold

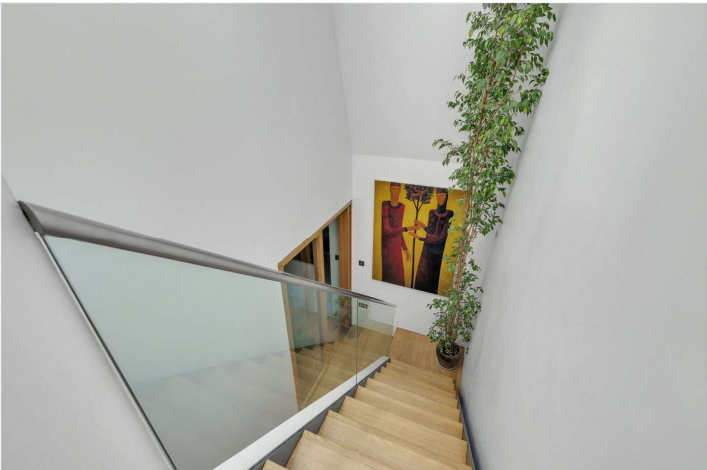
View our virtual tour here: [https://youtu.be/N9PKgTMS\\_RU](https://youtu.be/N9PKgTMS_RU)

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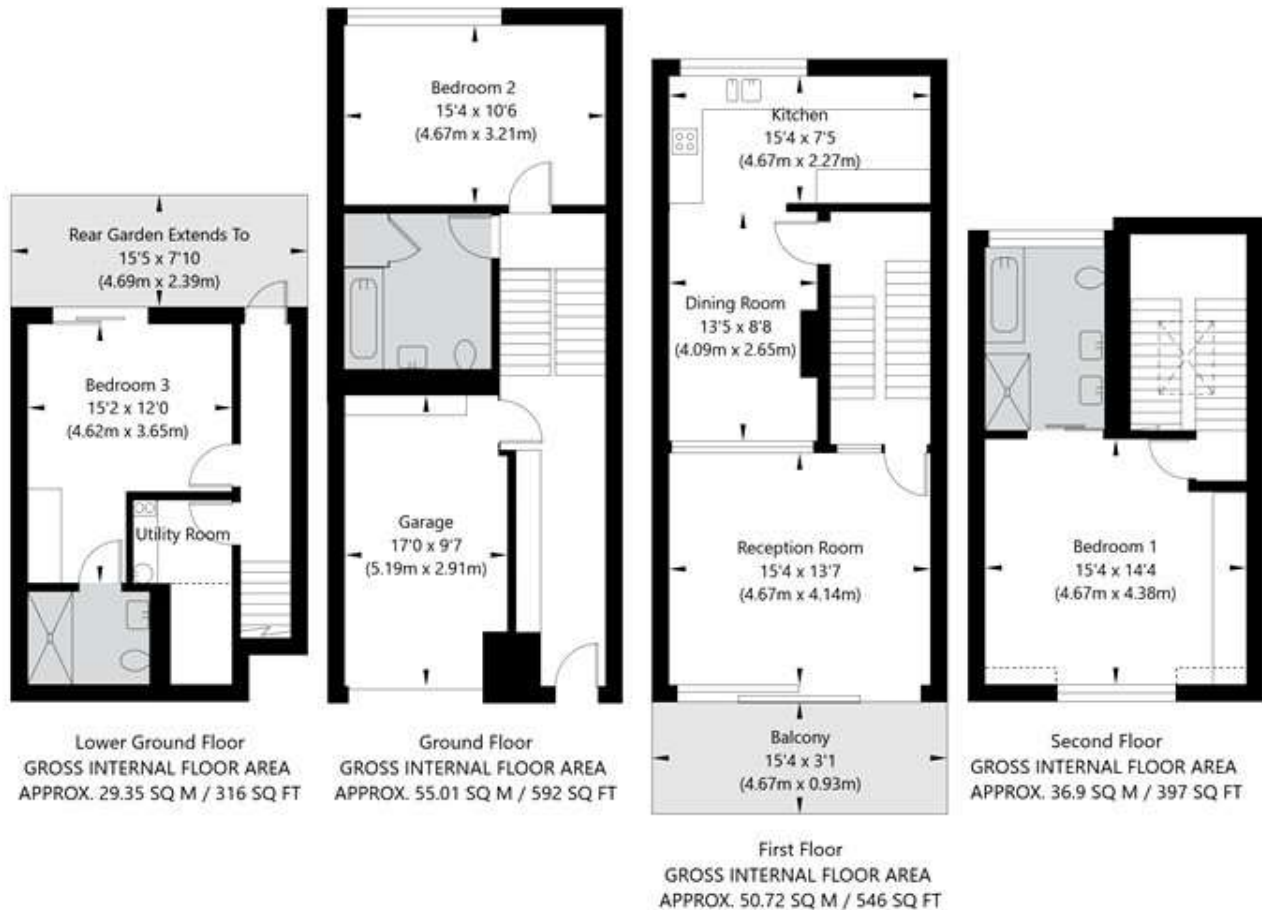
for every step...

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# Shirland Mews, London W9 3DY



APPROXIMATE GROSS INTERNAL FLOOR AREA 171.98 SQ M / 1851 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		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

**Council Tax Band:** G

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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