



SHIRLAND ROAD, W9 £475,000 LEASEHOLD

A bright, well-proportioned (approx. 595 sq ft) two-bedroom second floor apartment located in the heart of this sought after area ready for immediate occupation. The apartment boasts a large open plan kitchen/reception room, with large windows offering a wealth of natural light, two double bedrooms and a bathroom suite. Shirland Road is situated close to all the amenities offered by this fashionable area including local shops, cafes, Paddington Recreation Ground with amazing sport's facilities, tennis courts, running track and approximately 0.5 Miles from Maida Vale Underground Station (Bakerloo Line)

Two Bedrooms | Bathroom | Reception Room/Kitchen | Residents Parking | Leasehold

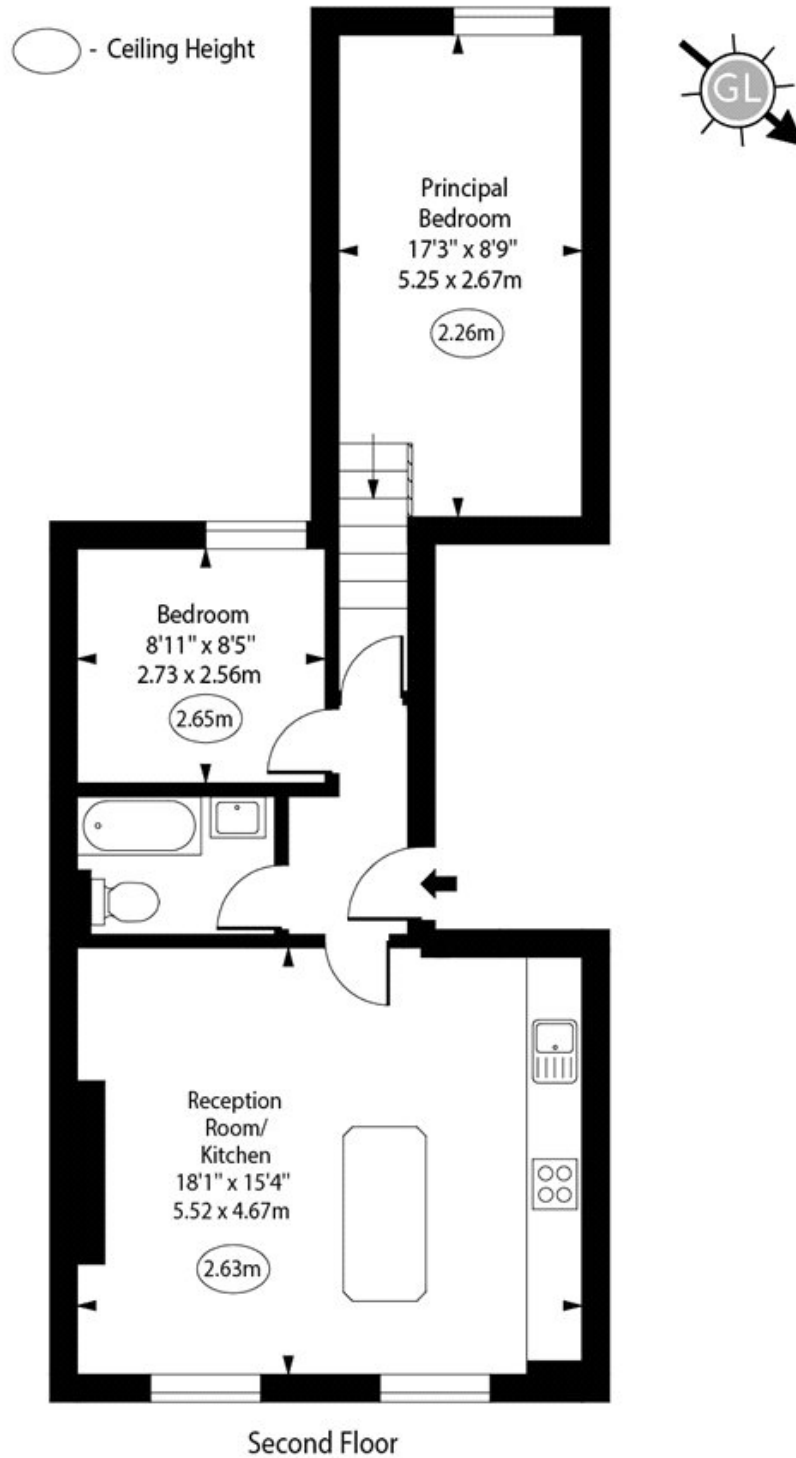
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Shirland Road, W9



Approx Gross Internal Area 595 Sq Ft - 55.28 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 026216R

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

Tenure: Leasehold

Term: Expires - 01/01/2109

Service Charge: £1,965 per annum

Ground Rent: £100 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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