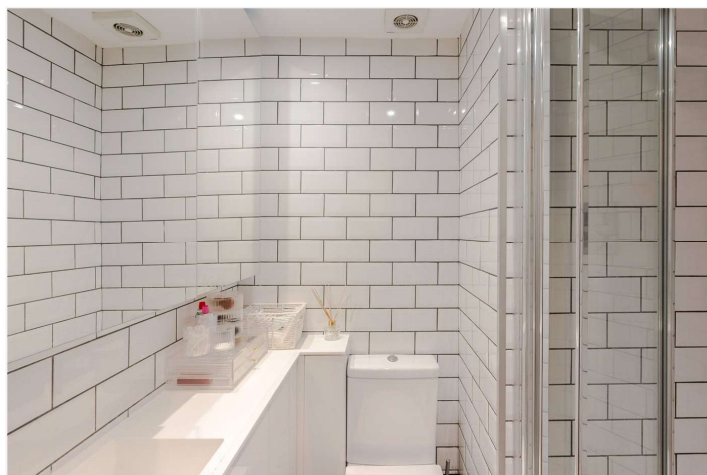




## SHIRLAND ROAD, LONDON, W9 £365,000 LEASEHOLD

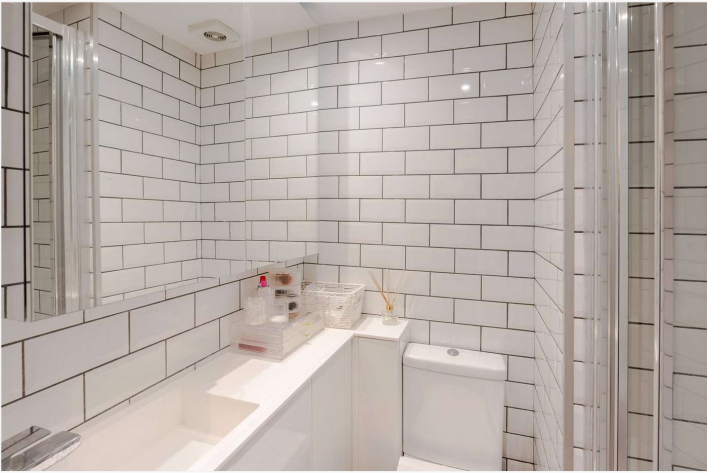
A well-presented, bright second-floor loft-style studio apartment located in the heart of this sought-after area, offered in excellent condition. The property features a galleried sleeping/dressing area, a functional kitchen/reception space, and a shower room. Shirland Road is ideally situated for all local amenities, including the boutique shops and cafés on Clifton Road (0.6 miles) and Formosa Street (0.2 miles), as well as Warwick Avenue Underground Station (Bakerloo Line – 0.3 miles).

Studio | Shower Room | Open Plan Kitchen/Reception Room | Mezzanine | Leasehold

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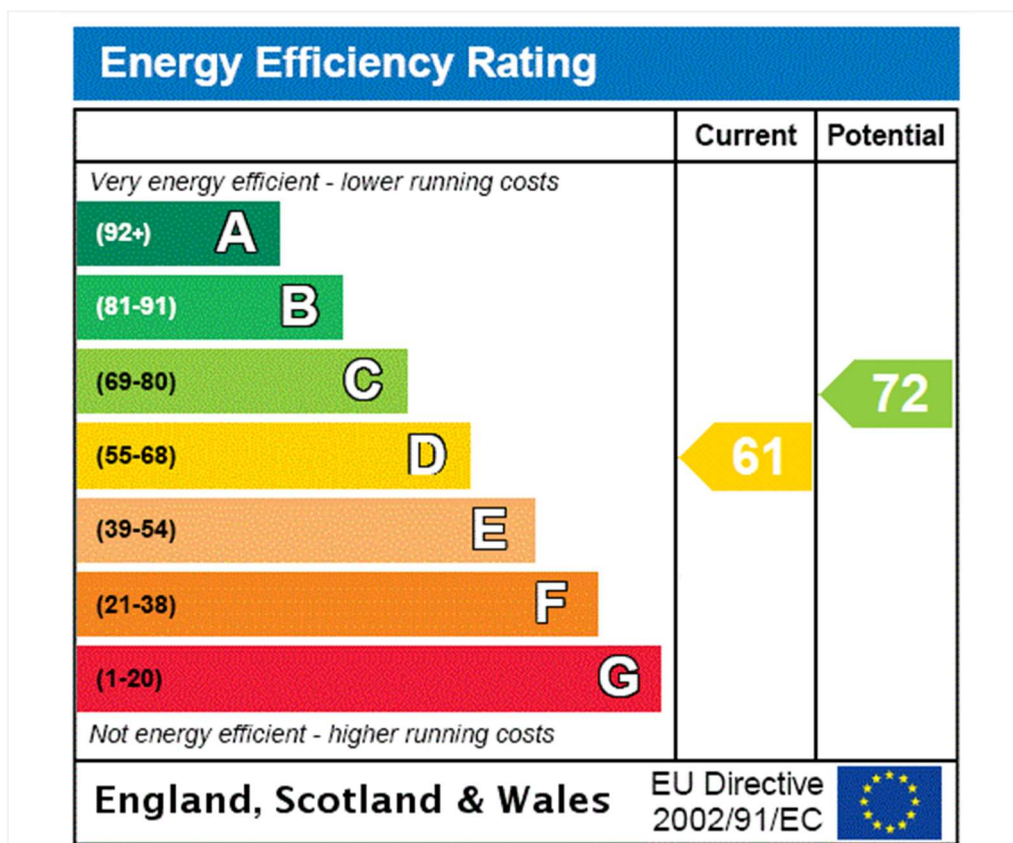


## Shirland Road

Approximate Gross Internal Area = 26.5 sq m / 285 sq ft  
(Including Mezzanine Bedroom)



Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1162214)



**Tenure:** Leasehold

**Term:** Expires - 23/06/2171

**Service Charge:** £1750 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** B

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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