



Shirland Road, Maida Vale, London, W9

£650,000 *Share of Freehold*



Winkworth is delighted to offer this beautiful well-proportioned raised ground floor, two-bedroom apartment, with a balcony situated to the rear of the apartment overlooking attractive gardens, forming part of a converted house located in the heart of this sought-after area. The apartment is in excellent condition, retaining some wonderful attractive features, including high ceilings, full-length sash windows offering a wealth of natural light, a large open plan kitchen / reception room, a principal bedroom with a door opening to a balcony, a further bedroom and a shower room. Shirland Road is a tree lined residential location, located in the heart of this fashionable area, close to all the local amenities including, Warwick Avenue and Underground Station (Approx. 0.4 miles), the famous Regents canal, boutique shops cafes on Formosa Street (Approx. 0.3 miles) and Paddington Recreational Ground with outstanding children's play area, tennis courts, running tracks (Approx. 0.3 miles).



Winkworth Maida Vale

020 7289 1692 | maidavale@winkworth.co.uk

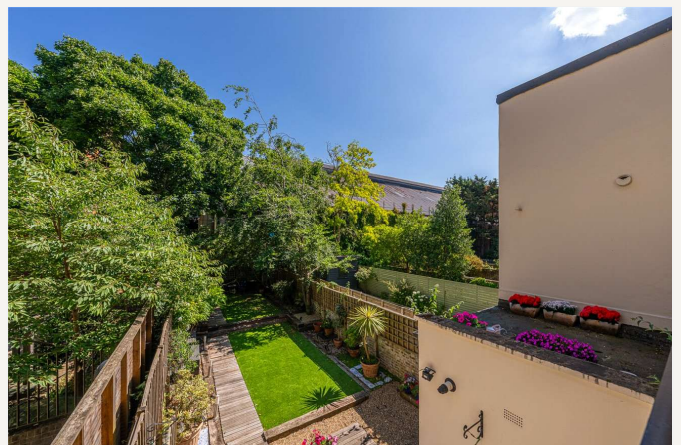
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KEY FEATURES

- Two Bedrooms
- Shower Room
- Kitchen/Reception
- Balcony
- High Ceilings
- Permit Parking
- Entrance Hall
- Share of Freehold



MATERIAL INFO

Tenure: Share of Freehold

Term: 86 year and 6 months

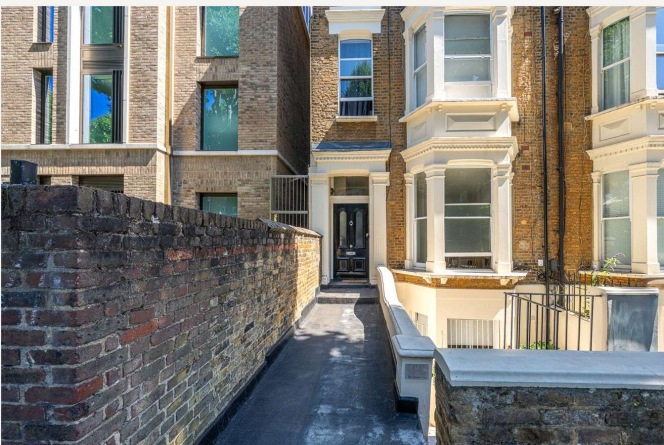
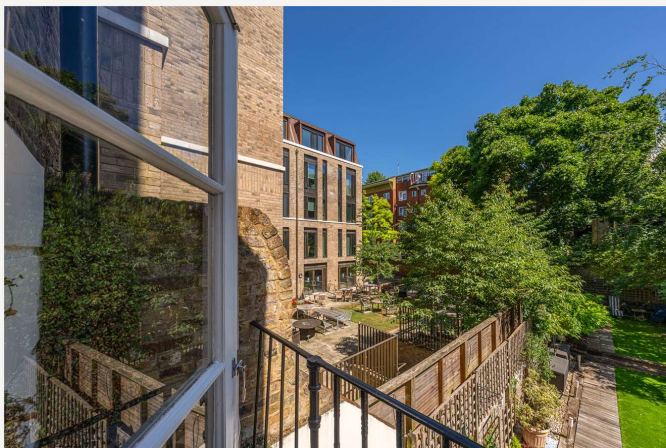
Service Charge: £2,164.84 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: D

EPC rating: D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

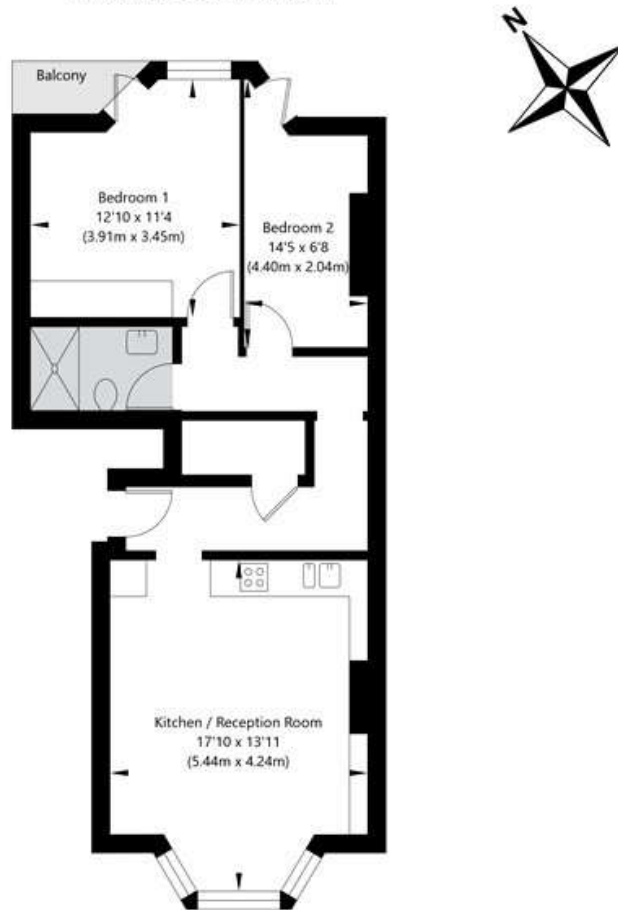
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD250163>

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Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 56.75 SQ M / 611 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 56.75 SQ M / 611 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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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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