



SHIRLAND ROAD, W9 £620,000 LEASEHOLD

We are delighted to offer this beautiful, bright, and refurbished second-floor apartment (with entrance on the first floor). Well-proportioned and featuring two double bedrooms, it forms part of an attractive converted house located in the heart of this sought-after area, on the corner of Shirland Road and Essendine Road. The apartment is in excellent condition, ready for immediate occupation, and retains several attractive features, including full-length sash windows that provide an abundance of natural light. It also boasts a spacious open-plan kitchen/reception room, a modern bathroom suite, and two double bedrooms. Shirland Road is ideally situated in this fashionable area, close to a range of local amenities. Warwick Avenue Underground Station (Bakerloo line) is approximately 0.6 miles away. The nearby Paddington Recreation Ground (approx. 0.2 miles) offers an outstanding children's play area, tennis courts, and running tracks. The famous Regent's Canal is also just a short walk away (approx. 0.8 miles).

Two Bedrooms | Bathroom | Kitchen/Reception Room | Gas Central Heating | Residents Parking | Leasehold

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Shirland Road, London W9 2EP



APPROXIMATE GROSS INTERNAL FLOOR AREA 58.42 SQ M / 629 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Expires - 01/03/2150

Service Charge: £2,018.04 per annum

Ground Rent: £0 Annually

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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