

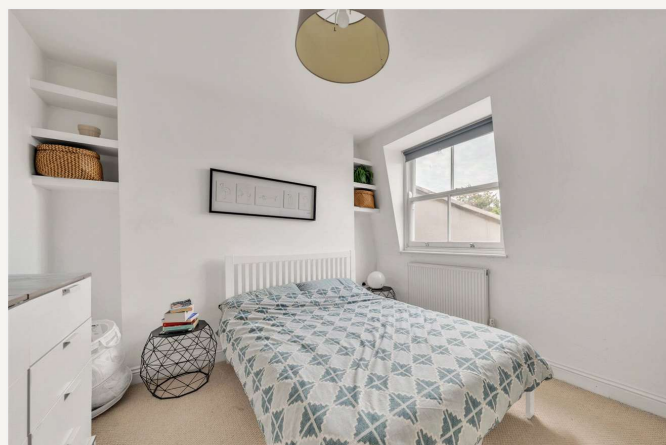


Shirland Road, W9

£425,000 *Share of Freehold*



Offered in excellent condition, this spacious top floor one-bedroom apartment is situated within a charming brick fronted period terrace house on Shirland Road, Maida Vale. The accommodation is accessed on the second floor and comprises a generous open plan kitchen/reception room, featuring large sash windows that provide an abundance of natural light. The kitchen is well appointed with excellent storage, a peninsula unit and breakfast bar seating, creating a practical and sociable space for both everyday living and entertaining. The well-presented bedroom benefits from built in storage and generous proportions, while the three-piece bathroom, complete with a bath is enhanced by the addition of a window. The apartment is further enhanced with double glazed windows as well as solid oak flooring. Shirland Road is conveniently located for the wide range of amenities Maida Vale has to offer, including independent shops, cafés and restaurants. Paddington Recreation Ground is also close by, providing excellent sporting facilities, tennis courts and a running track. Maida Vale Underground Station (Bakerloo Line) is approximately 0.5 miles away, providing convenient connections across London.



Winkworth Maida Vale

020 7289 1692 | maidavale@winkworth.co.uk

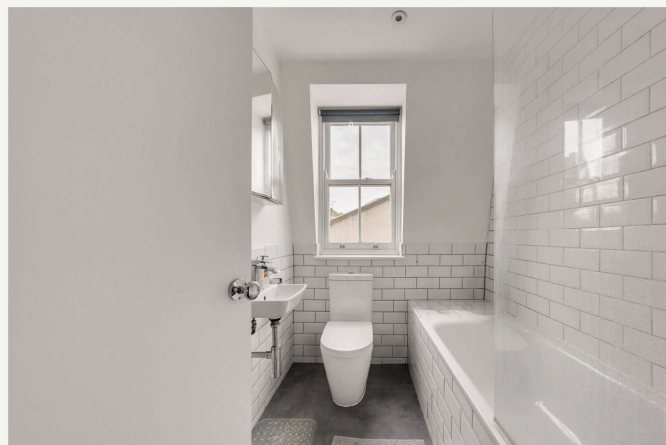
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KEY FEATURES

- One Bedroom with Built-in Storage
- Open Plan Kitchen/ Reception Room
- Large Sash Windows
- Bathroom
- Share of Freehold



MATERIAL INFO

Tenure: Share of Freehold
Lease Expiry Date: 01/11/3003
Service Charge: £881.45 per annum
Ground Rent: £0 Annually
Council Tax Band: D
EPC rating: D





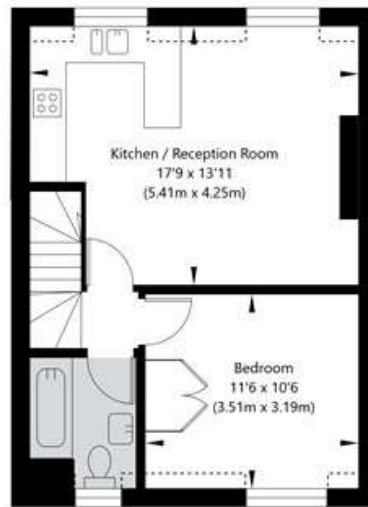
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	75 C
39-54	E		
21-38	F		
1-20	G		

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

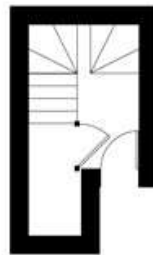


<https://www.winkworth.co.uk/sale/property/CLS260351>

Shirland Road, London, W9 2BT



Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 41.07 SQ M / 442 SQ FT



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 5.27 SQ M / 57 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 46.34 SQ M / 499 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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