



A fantastically remodeled two bedroom garden flat with high tech finish throughout, study room and no onward chain.

Shirland Road, London, W9

Guide price £950,000, Leasehold



Open- plan kitchen / dining / reception room • Principal bedroom with en suite shower room • Further bedroom • Bathroom • Study • Utility • Private garden • Lower ground floor • Private entrance • Service charge: £1,044 (per annum) • Ground rent: £75.00 (per annum)

Local Information

Maida Vale is a stunning location in West London, offering period conversions and red-brick mansion flats some of which include well-manicured communal gardens.

Paddington Recreational Ground offers open green space for the avid jogger and dog walker, as well as an athletics track, gym and 3D artificial pitch. In addition, there are a number of tennis clubs in the immediate area.

BBC Maida Vale Studios is conveniently located on a quiet residential street and hosts a number of live performances. The local area has excellent transport links from Warwick Avenue station (Bakerloo Line), Paddington station and great bus links into Central London.

Maida Vale benefits from a wide selection of local amenities such as cafes, bars, restaurants and florists accessible via Elgin Avenue and Lauderdale Parade.

About this property

Benefiting from its own entrance and private garden this two-bedroom apartment has been intelligently remodeled by an architect to maximize the property and ensure an extremely efficient use of space. Presented with immaculate modern interiors the bright apartment comprises a large reception room with large bi-fold doors leading onto a peaceful

patio and decked outside space, a semi open plan Hacker kitchen with Siemens appliances, a large master bedroom with fitted wardrobes, bay window and stylish en-suite bathroom, a second double bedroom and a second family bathroom. A study room has been intelligently created at the front of the property which also benefits from extensive storage. The property is networked with CAT6 and oak flooring extends throughout. High specification fittings include internet-controlled lighting, heating and doorbell, a megaflo system (for pumpless power showers), underfloor heating and heated demister mirrors in both bathrooms and an Elfa frame system within the master bedroom wardrobes.

Tenure

Leasehold

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Maida Vale & Little Venice Office. Telephone: +44 (0) 20 3425 5600.

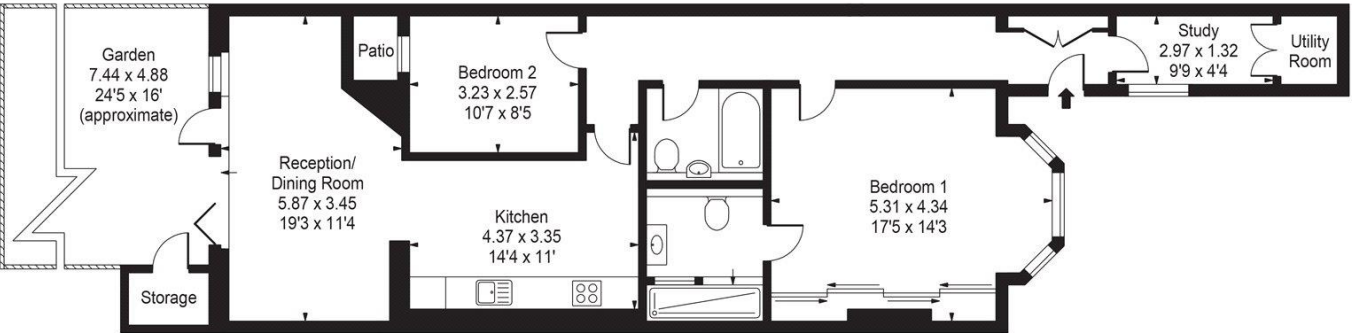




Shirland Road, London, W9
Gross Internal Area: 1008 sq ft, 93.64 m²

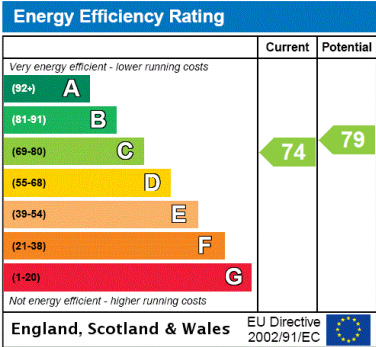
Emma Clowes
Maida Vale & Little Venice
+44 (0) 20 3425 5600
emma.clowes@savills.com

Shirland Road
Gross Internal Area(Aprox)
Total = 93.64 Sq m / 1008 Sq ft (Excluding Storage & Patio)



Lower Ground Floor

For Illustration Purposes Only - Not To Scale
Floorplan by Humble Spy Photography Ltd.
Produces exclusively for Savills



Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210429EALU

