



A beautifully presented garden apartment with immaculate south-west facing private garden in close proximity to the shops and conveniences of Elgin Avenue and The Lauderdale Parade.

**Shirland Road, Maida Vale, London, W9**

£780,000 Leasehold (approximately 98 years remaining)

savills



**Garden apartment • Wonderful Maida Vale location • Two bedrooms • Two bathrooms • Close proximity to the shops and conveniences of Elgin Avenue & The Lauderdale Parade • Large private south-west facing garden • Leasehold with approximately 98 years remaining • Service charge is approximately £1,055 pa • Ground rent is approximately £75 pa • 767 sq ft (71.26 sq m) • EPC = D**

#### **Local Information**

The apartment is conveniently located close to the shops & cafés of Elgin Avenue and The Lauderdale Parade and the transport facilities of Elgin Avenue underground station (Bakerloo Line). Maida Vale benefits from a wide array of local amenities such as cafes, bars, restaurants, florists and green grocers accessible via Clifton Road and Formosa Street. The local area has excellent transport links from Maida Vale, Warwick Avenue and Paddington Station (Heathrow Express) and strong bus links. The nearby Regents Canal is home to dozens of narrow boats, water cafes, art gallery and a hotel boat.

#### **About this property**

This beautiful garden apartment is located in the heart of Maida Vale. It boasts a spectacular south-west facing private garden which is accessible from both the master and second bedroom. The bright and spacious apartment is immaculately presented throughout and has excellent entertaining space. With an open plan layout the apartment is spacious and well arranged. The master suite is well appointed with ample storage and opens directly on to the garden. There is a further double bedroom and a separate guest WC. This well-proportioned apartment extends to 767 sq ft (71.26 sq m), and further benefits from a private entrance and ample storage throughout.

#### **Tenure**

Leasehold (98 years remaining)

#### **Local Authority**

City of Westminster

#### **Energy Performance**

EPC Rating = D

#### **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.



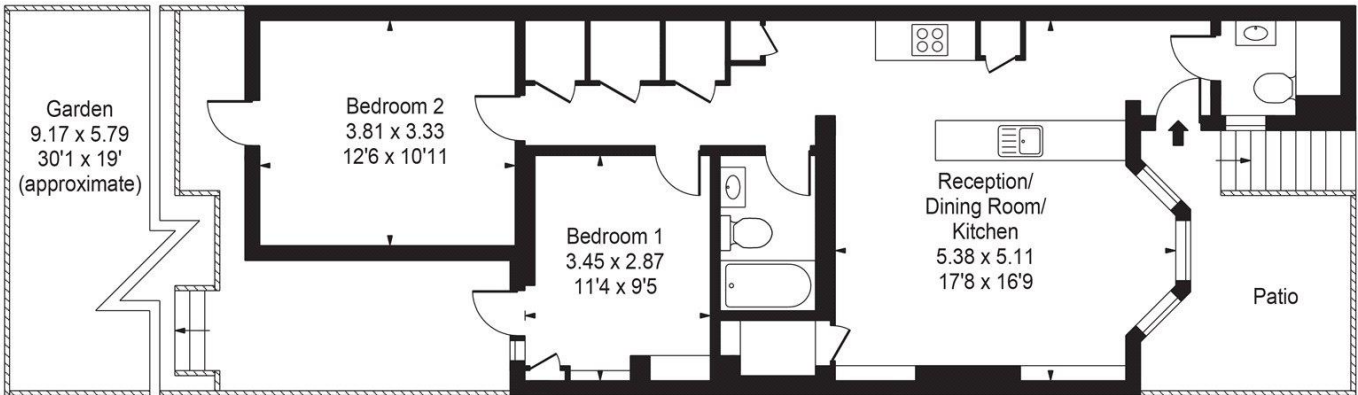





Shirland Road, Maida Vale, London, W9  
Gross Internal Area 767 sq ft, 71.3 m<sup>2</sup>

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Shirland Road  
Gross Internal Area(Approx)  
Total = 71.26 Sq m / 767 Sq ft  
For Illustration Purposes Only - Not To Scale



Lower Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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