



Well-presented beautiful and bright two bedroom maisonette with its own private entrance.

**Shirland Road, London, W9**  
£600,000 Leasehold (90 years remaining)



- Own entrance • Two double bedrooms • Bright and airy
- Well- presented throughout • Leasehold

### 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

This amazing apartment on Shirland Road benefits from its own front door entrance and two double bedrooms. The property is arranged over two floors, on the first floor level there is a fully fitted kitchen, shower room, second bedroom and large living room with space for a dining table and two windows with open views down Saltram Crescent. On the second floor is the principal bedroom with large eaves storage which lends itself into converting to an en-suite (subject to planning). The property is for sale with no onward chain and must be viewed to fully appreciate the space on offer.

### Tenure

Leasehold (90 years remaining)

### Service charge (per annum)

£500.00

### Ground rent (per annum)

£10.00

### Local Authority

City Of Westminster

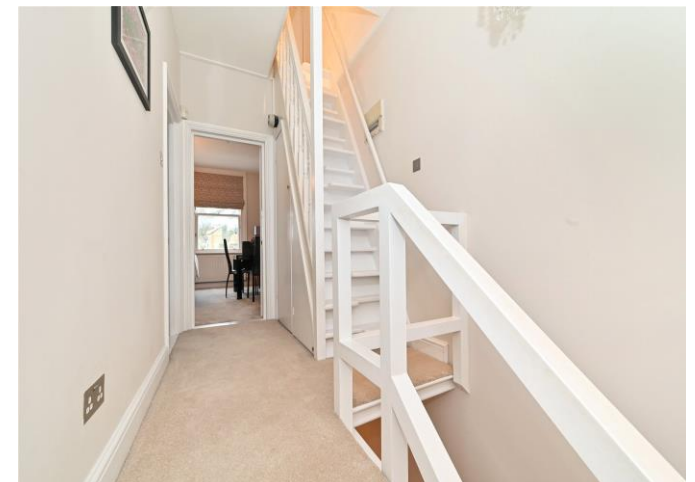
### Energy Performance

EPC Rating = To be confirmed

### 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.

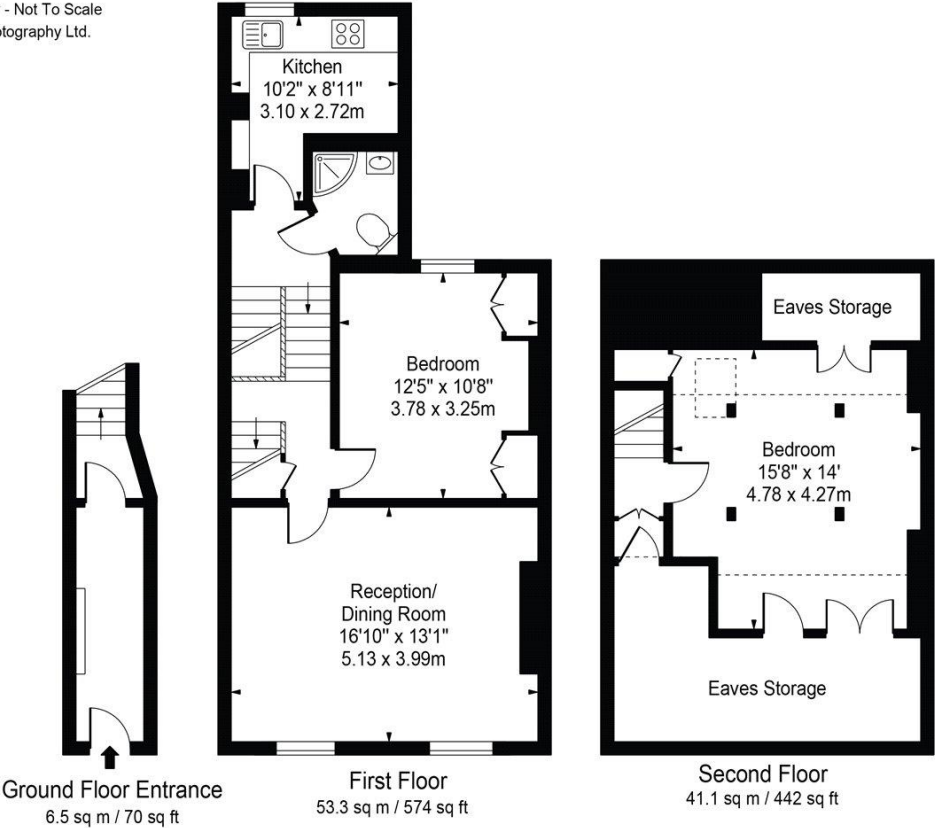






Shirland Road, London, W9  
Gross Internal Area 1052 sq ft, 97.7 m<sup>2</sup>

Shirland Road  
Gross Internal Area(Approx)  
Total = 97.73 Sq m / 1052 Sq ft (Including Eaves Storage & Restricted Height Area)  
Total = 71.72 Sq m / 772 Sq ft (Excluding Eaves Storage & Restricted Height Area)  
For Illustration Purposes Only - Not To Scale  
Floorplan by Humble Spy Photography Ltd.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	75
(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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