

Shirland Road, Maida Vale W9



# Shirland Road, Maida Vale W9

A smartly presented studio apartment set on the top floor of this period conversion in W9.

Located on the second floor of this period conversion, this smartly presented studio flat offers good living space in a great area. The property comprises a reception room with an open-plan kitchen and feature fireplace, a contemporary shower room and a mezzanine sleeping area with a substantial storage/dressing area underneath.



**Asking price:** £345,000

**Tenure:** Leasehold: approximately 146 years remaining

**Service charge:** £1,800 per annum (paid monthly) including heating, hot water and electricity. \*We have been unable to confirm the next review dates for the service charge/ground rent. You should ensure that you or your advisors make your own inquiries.

**Ground rent:** £75 per annum.\*

**Local authority:** City of Westminster

**Council tax band:** B



## Location

Shirland Road is ideally located for Warwick Avenue Underground Station (Bakerloo line) and the variety of amenities nearby. Maida Vale is characterised by its wide tree-lined avenues, large communal gardens and red-brick mansion blocks from the late Victorian and Edwardian eras. It has good access to the Paddington Recreation Ground, Little Venice, Regent's Canal and the iconic Notting Hill.



## Shirland Road

Approximate Gross Internal Area = 26.5 sq m / 285 sq ft  
(Including Mezzanine Bedroom)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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