



## SHIRLAND ROAD, LONDON, W9 £395,000 LEASEHOLD

A well-presented bright second floor loft style studio apartment, located in the heart of this sought after area in excellent condition. The property offers a galleried sleeping/dressing area with a functional kitchen reception area and a shower room. Shirland Road is well located for all the local amenities including the boutique shops, cafes on Clifton Road (0.6 miles) and Formosa Street (0.2 miles) and the underground at Warwick Avenue (Bakerloo line - 0.3 miles).

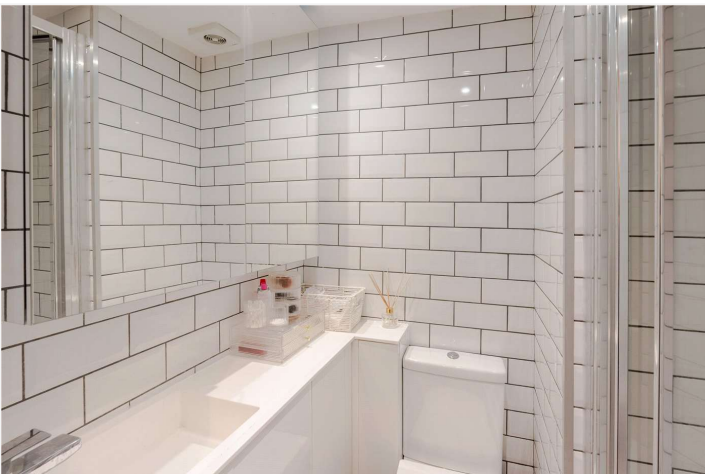
Studio | Shower Room | Open Plan Kitchen/Reception Room | Mezzanine | Leasehold

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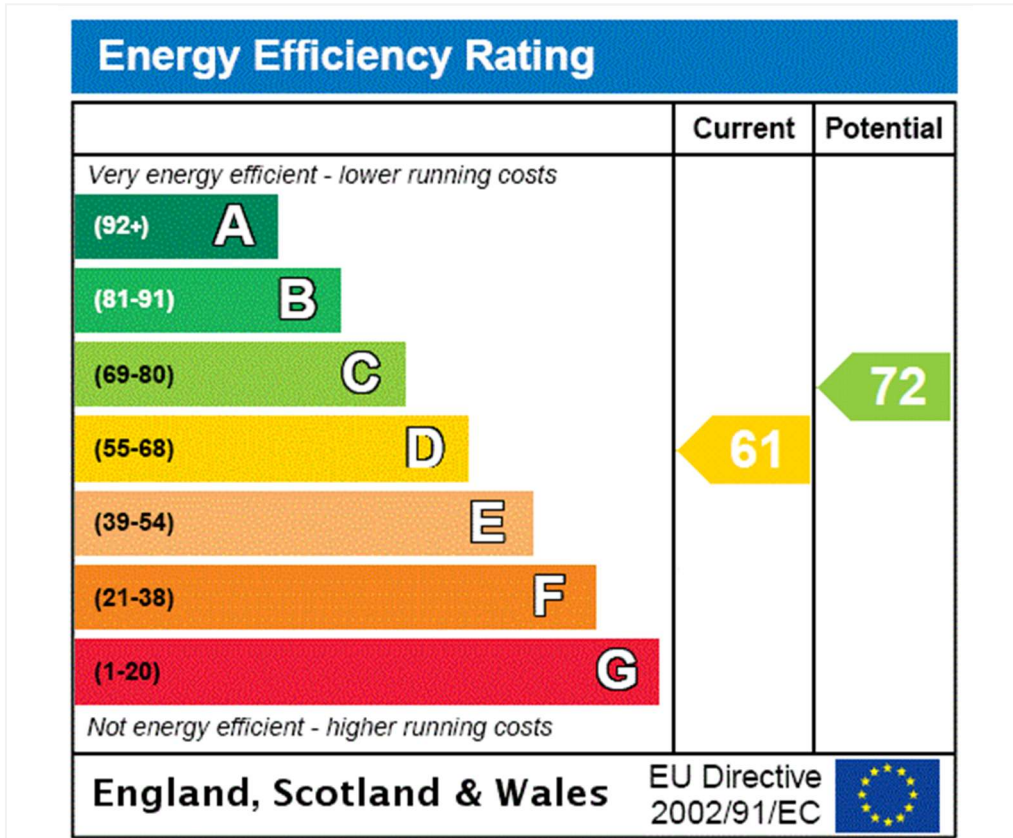
# Shirland Road

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



## Second Floor

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1162214)



**Tenure:** Leasehold

**Term:** Expires - 23/06/2171

**Service Charge:** £1,750 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** B

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