



## SHIRLAND ROAD, LONDON, W9 £800,000 SHARE OF FREEHOLD

A well-proportioned two-bedroom garden apartment with a private entrance forming part of an attractive converted period conversion situated in the heart of this fashionable area. The apartment has direct access to a large mature private garden, with a large decked patio area. The apartment is ready for immediate occupation and consists of two bedrooms, a large reception area with full length sash windows offering a wealth of natural light, a family bathroom and a fully fitted kitchen. Shirland Road is located close to all the local amenities offered by this sought after area including boutique shops, cafes on Formosa Street (approx. 0.3 miles), Paddington Recreation Ground and the underground at Warwick Avenue (Approx. 0.4 Miles).

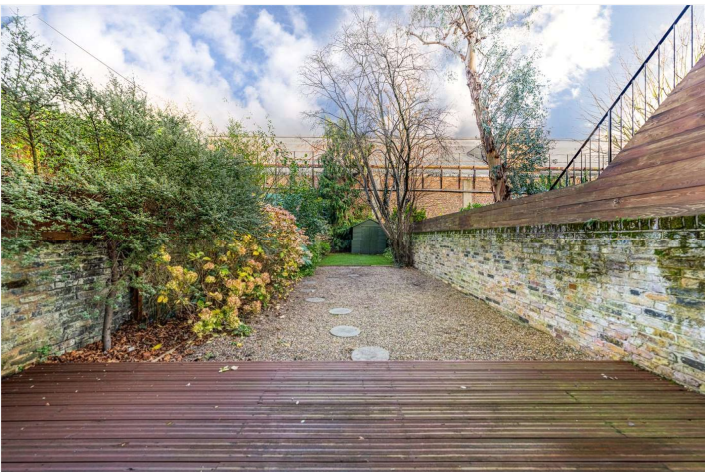
Primary Double Bedroom | Second Bedroom | Family Bathroom | Open Plan Reception Room | Kitchen | Private Garden | Share Of Freehold

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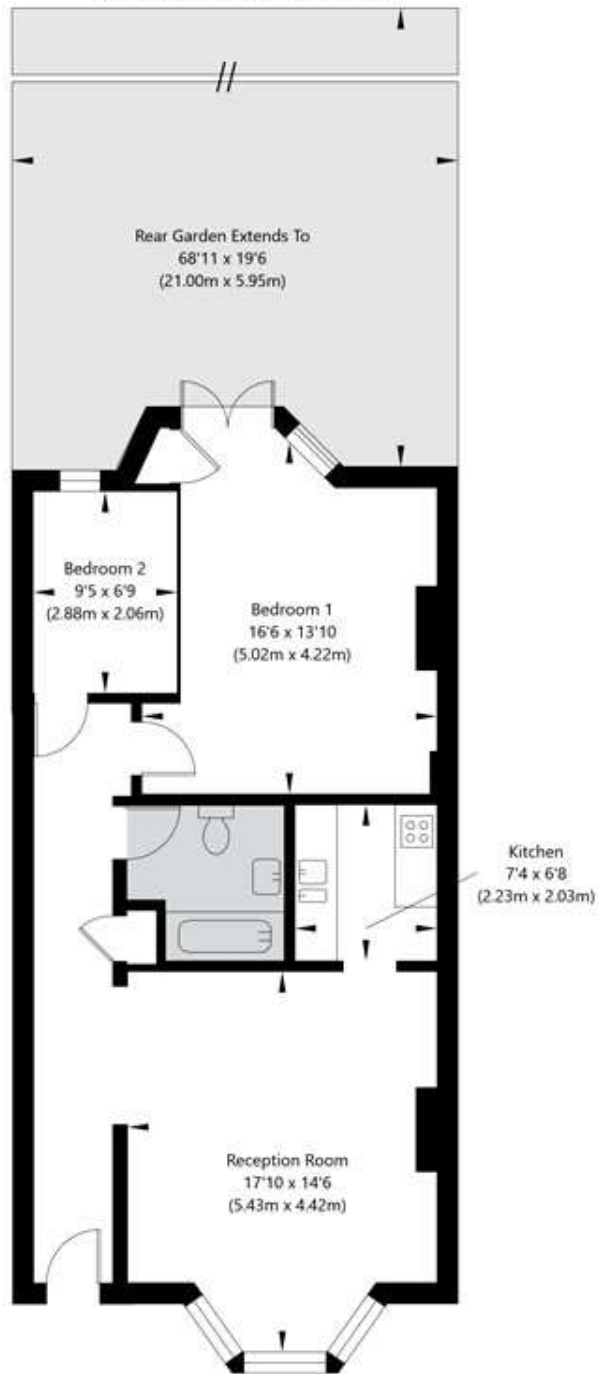






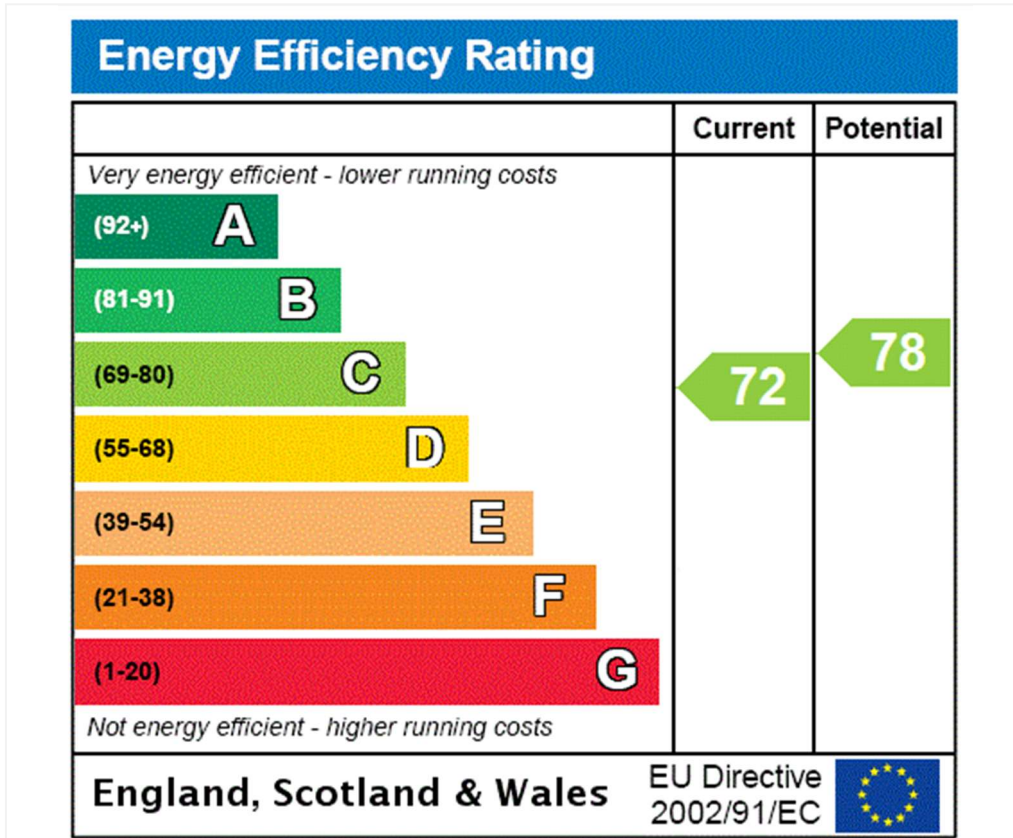
# Shirland Road, London W9 2EL

Lower Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 69.09 SQ M / 744 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 69.09 SQ M / 744 SQ FT  
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**Tenure:** Share of Freehold  
**Term:** Expires - 16/12/3012  
**Service Charge:** £1,000 per annum  
**Council Tax Band:** E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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