

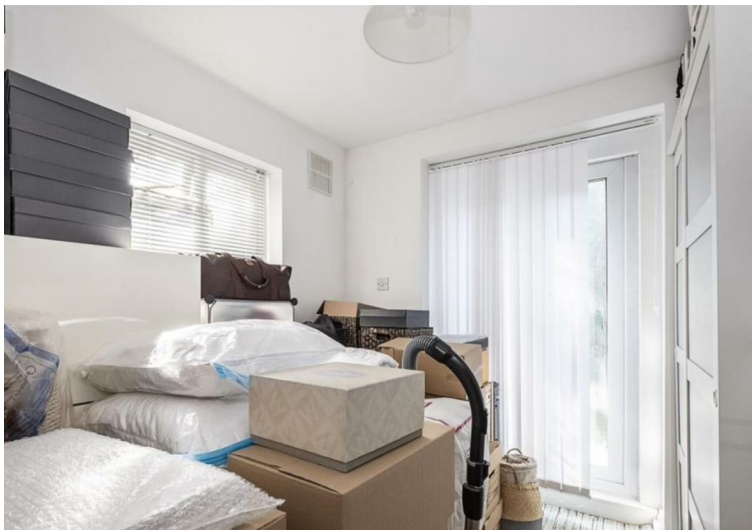
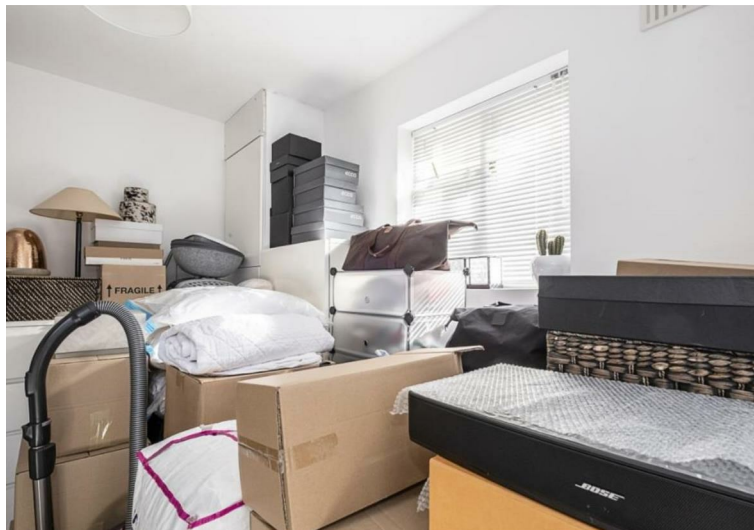


Shirland Road, London W9 £3,300 Per Month Unfurnished

A beautifully recently refurbished two bedroom garden flat / apartment situated with a period conversion close to the local amenities on Shirland Road.

The property is situated on the ground floor level and comprises a bright open plan reception/kitchen, two bedrooms, family bathroom and a private garden. Benefits include modern fixtures and fittings throughout, wooden floors and double glazing.

Shirland Road is short walk from Paddington Recreation Ground and the local shops and amenities of Elgin Avenue, Clifton Road and the cafés and bars of Lauderdale Parade. Maida Vale tube station (Bakerloo Line) is close by as are a number of bus routes which provide easy access to Central London and the West End.



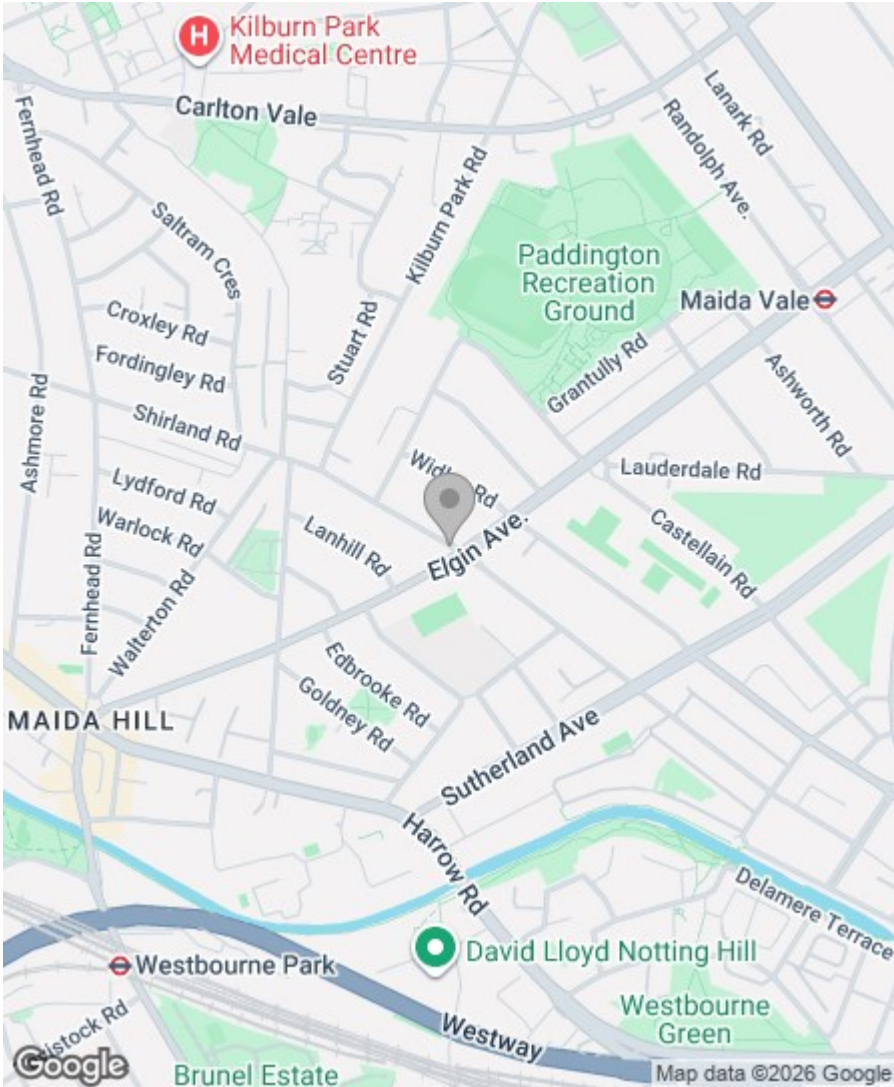
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FLOOR PLAN**

Property Overview

Location	, W9
Price	£3,300 Per Month
Bedrooms	2
Bathrooms	1
Receptions	1
Council	
Tax Band	E
Furnishing	Unfurnished

Key Features

- Private Garden
- Ground Floor
- Two Bedrooms
- Bright
- Modern
- Close to Transport Links



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	78
England & Wales	EU Directive 2002/91/EC	

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We are members of



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).