



## Shirland Road, W9

£625,000

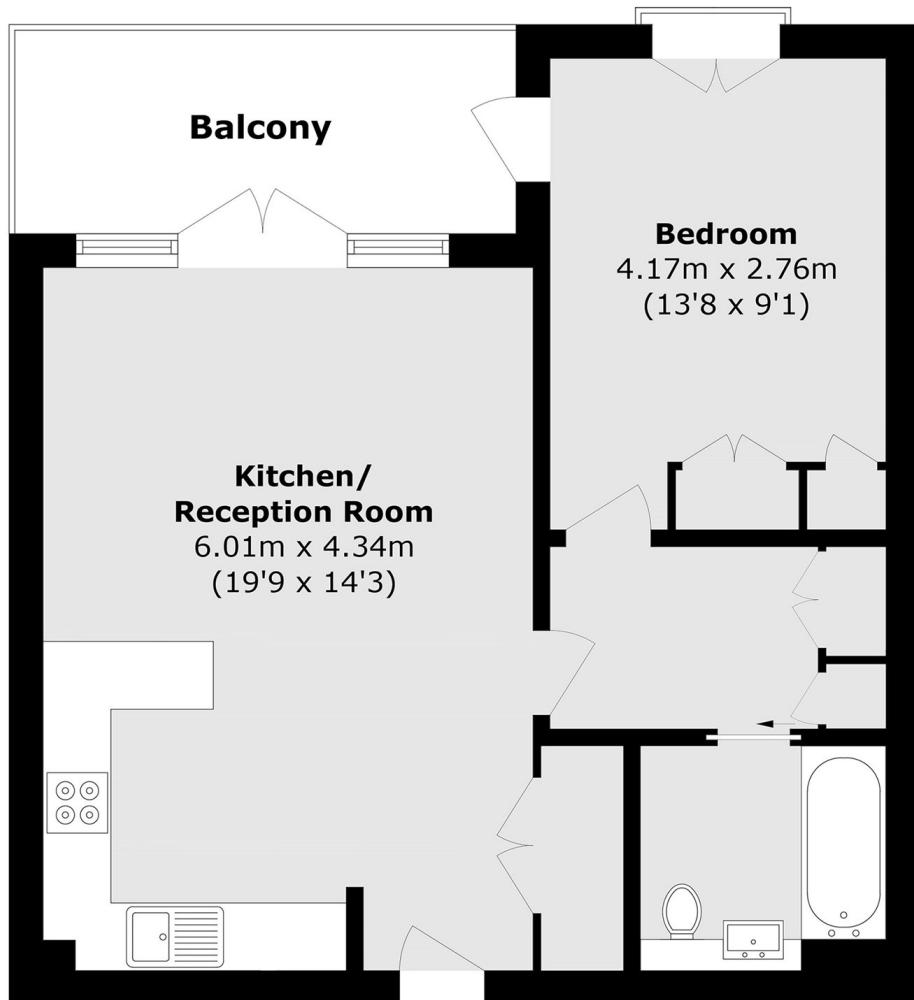
A well-presented second floor flat set in a modern purpose-built block. This property comes complete with an open plan kitchen/reception with access to a balcony, a double bedroom with built-in storage and a walk in wardrobe.,

Shirland Road is ideally located for both Maida Vale and Warwick Avenue tube stations, the open spaces of Paddington recreational grounds and a number of independent shops, and cafés.

### Features

Modern Purpose-Built Block  
Second Floor Flat  
Long Lease  
Ample Storage  
Private Balcony  
Great Transport Links

# Shirland Road, Maida Vale, W9



Total area (approx.): 51.8 sq. m (557.6 sq. ft)

Balcony area (approx.): 7.0 sq. m (75.3 sq. ft)

# Dexters

Maida Vale  
298 Elgin Avenue  
London  
W9 1JS  
Sales  
020 7266 2020

Energy Rating: B. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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