



**VITA**  
*Properties*

Shirland Road, Maida Vale, London W9 | £850,000

- Private Garden
- Modern
- Wooden Floors
- Fully Tiled Bathroom

- Moments to Little Venice
- 8 mins walk to Warwick Avenue Tube

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

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Delighted to offer this wonderful two bedroom garden apartment spanning approximately 1015 square feet, situated within a converted Victorian building with wooden flooring throughout.

With its own private entrance, the accommodation comprises a bright semi open plan kitchen and reception room, master bedroom with built in wardrobes and en-suite shower room, a further second bedroom and a spacious family bathroom.

The location between Elgin Avenue and Sutherland Avenue is ideal to take advantage of the local amenities. These include the canals of Little Venice, Paddington Recreation Ground and the shops/cafes of Formosa Street. The property benefits from excellent local pubs and restaurants including the Waterway and the Hero of Maida pub



The property is near Warwick Avenue underground (Bakerloo), with direct trains to Paddington and the West End. Royal Oak (Circle and Hammersmith and City) and Maida Vale (Bakerloo) are both a short

-  Flat
-  Leasehold
-  x 2
-  x 1
-  x 2

SCAN FOR  
A VIDEO  
WALKTHROUGH



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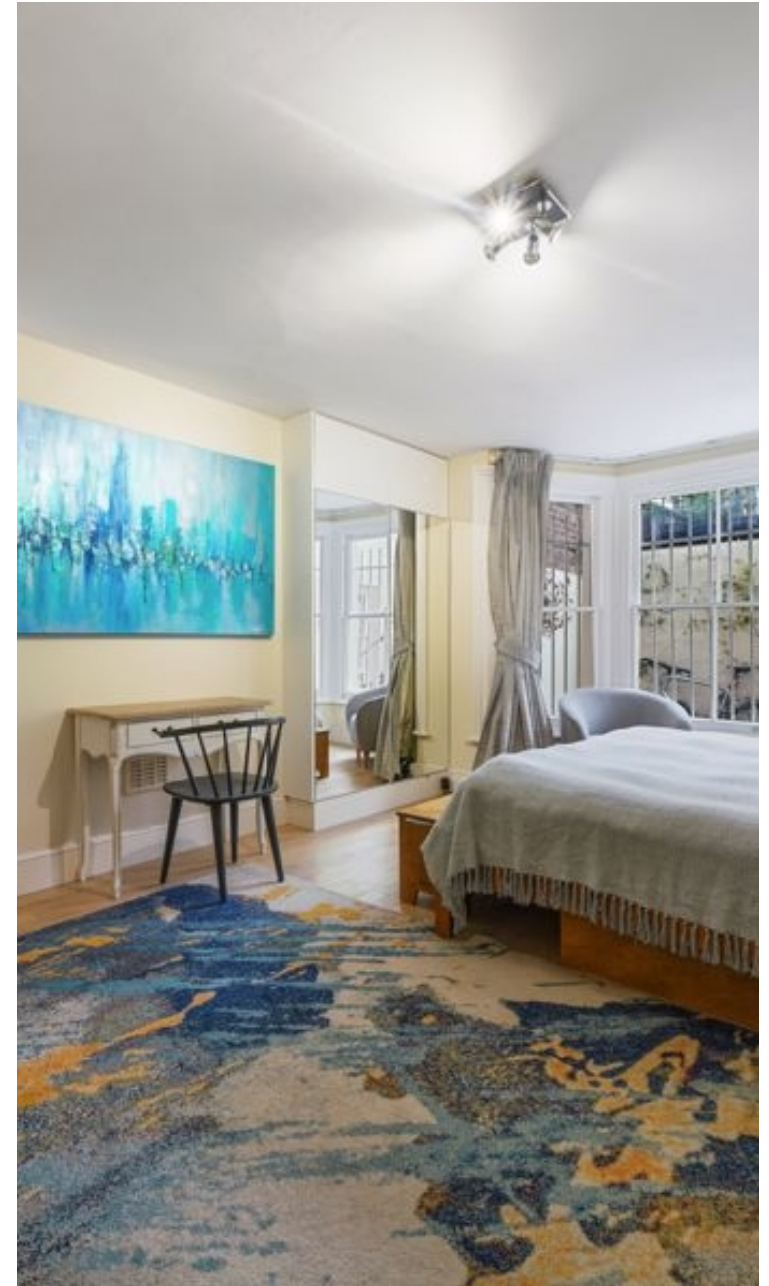




walk. On street resident parking is available from Westminster City Council.

"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

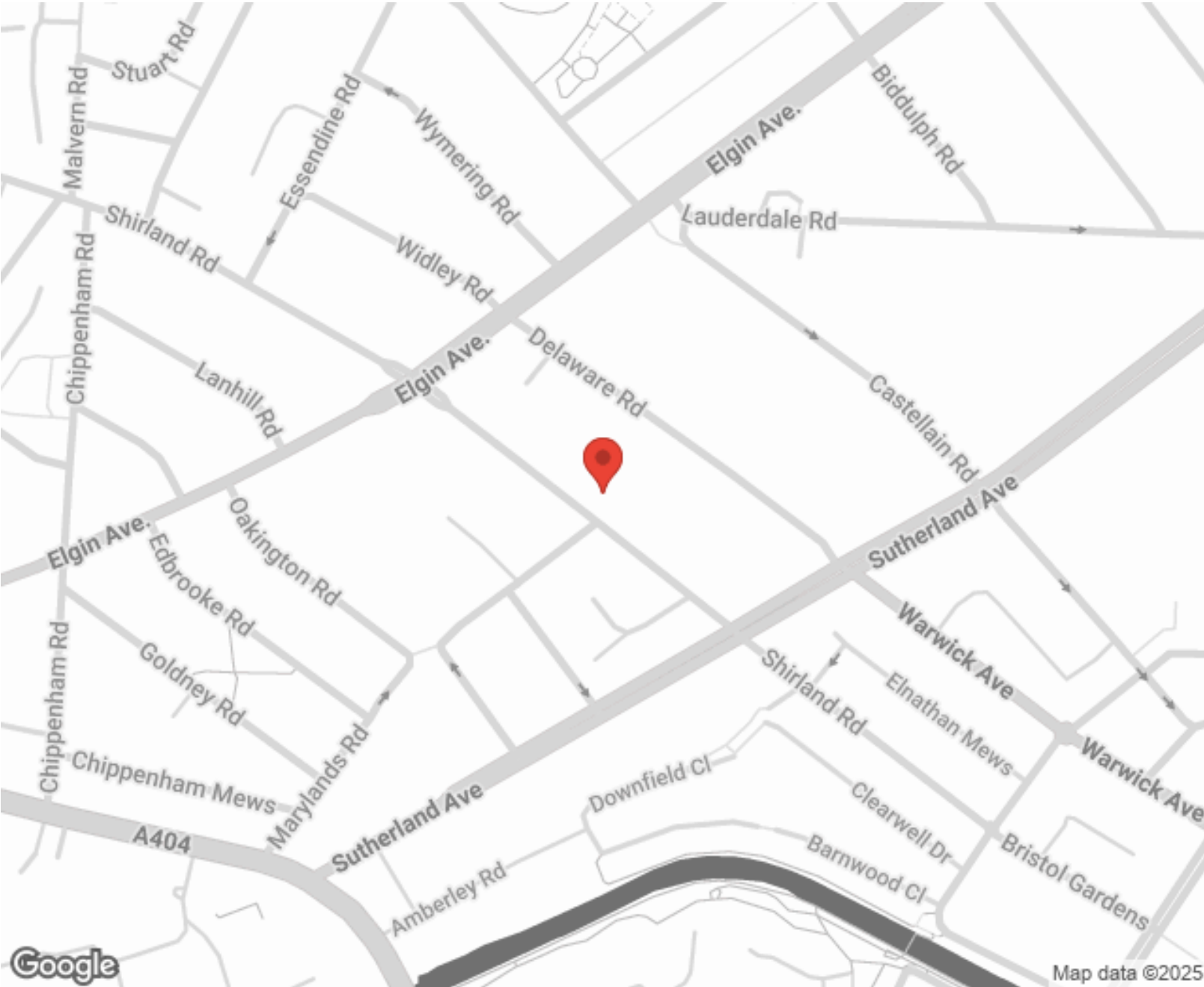
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MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

SCAN FOR MORE  
GOOGLE REVIEWS



Google



4.9 Stars | 132 Reviews

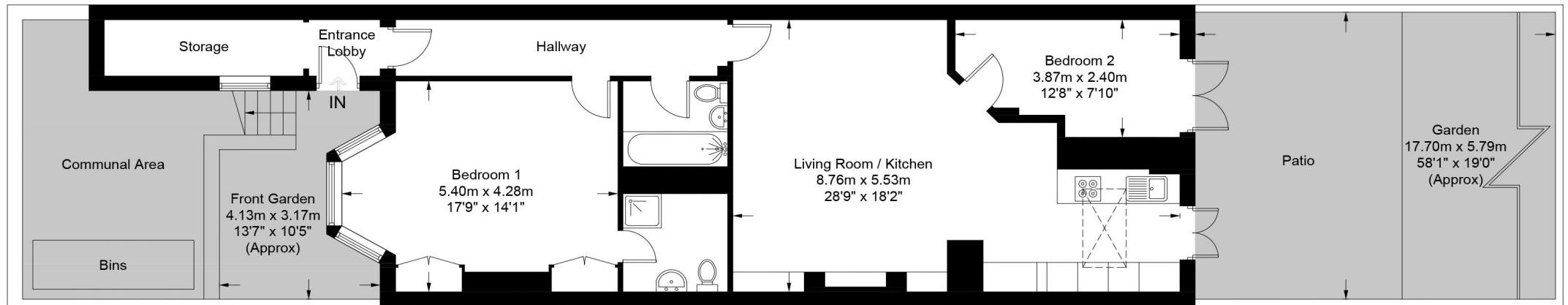
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# Shirland Road, W9

Approximate Gross Internal Area = 1015 sq ft / 94.3 sq m



**Certified  
Property  
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID905399)