

# Shirland Road, Maida Vale, London W9

£550,000



Presenting this newly refurbished two bed apartment, set on the first floor of this lovely Victorian building, located on a quiet, residential street in W9! This property comprises of a modern, open-plan reception room and bespoke kitchen, with beautiful, light-enhancing bay windows, sleek cabinets and hard-wood floors; large master bedroom with and a smaller second bedroom, finally a contemporary bathroom. The recent refurbishment has been carried out with the greatest of care and attention to detail. Conveniently located for a plethora of amenities from Queen's Park, Maida Vale and Notting Hill, and with great transport links from Queen's Park station (Bakerloo line and London Overground), Westbourne Park station (Hammersmith & City and Circle line) and Paddington Station (Overground & Heathrow Express). This incredible location beautifully blends convenience with beautiful environments, such as the luscious green spaces of Queen's Park & Paddington Recreation Ground.

- Kilburn Park (12 minutes/0.6 miles)
- Brondesbury Park (16 minutes/0.8 miles)
- Kilburn High Road (16 minutes/0.8 miles)
- Maida Vale (16 minutes/0.8 miles)
- Kensal Green (18 minutes/0.9 miles)

- Bedrooms: 2
- Receptions : 1
- Bathrooms: 1
- Property Type: Flat
- Upgraded Soundproofing, Insulation and Acoustic Underlay
- Energy efficient LED lighting throughout
- Luxury spec Italian tiles and Italian kitchen throughout bathrooms and flooring
- Brand new and upgraded double glazed UPVC sash style windows throughout
- Wide plank engineered wooden flooring throughout living area and central hallway
- Brand new 125-year lease with professional and cost-effective

Call 020 7759 2199 to view this property, or visit [www.vitaproperties.co.uk](http://www.vitaproperties.co.uk) for more details

27 Northways Parade, College Crescent, London, NW3 5DN | T: 020 7759 2199 | E: [enquiries@vitaproperties.co.uk](mailto:enquiries@vitaproperties.co.uk)

We make all efforts to ensure this information is accurate, but we can't guarantee it.

Shirland Road, Maida Vale, London W9

£550,000



managing agent

Call 020 7759 2199 to view this property, or visit [www.vitaproperties.co.uk](http://www.vitaproperties.co.uk) for more details

27 Northways Parade, College Crescent, London, NW3 5DN | T: 020 7759 2199 | E: [enquiries@vitaproperties.co.uk](mailto:enquiries@vitaproperties.co.uk)

We make all efforts to ensure this information is accurate, but we can't guarantee it.

# Shirland Road, Maida Vale, London W9

£550,000



Call 020 7759 2199 to view this property, or visit [www.vitaproperties.co.uk](http://www.vitaproperties.co.uk) for more details

27 Northways Parade, College Crescent, London, NW3 5DN | T: 020 7759 2199 | E: [enquiries@vitaproperties.co.uk](mailto:enquiries@vitaproperties.co.uk)

We make all efforts to ensure this information is accurate, but we can't guarantee it.

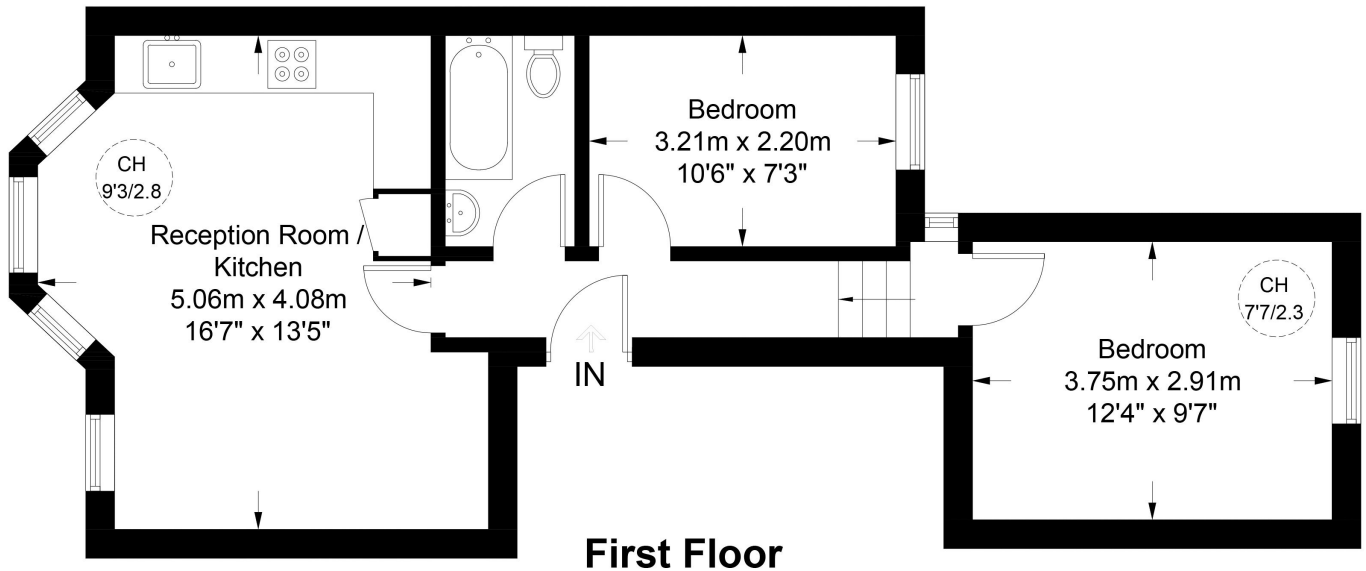
# Shirland Road, Maida Vale, London W9

£550,000



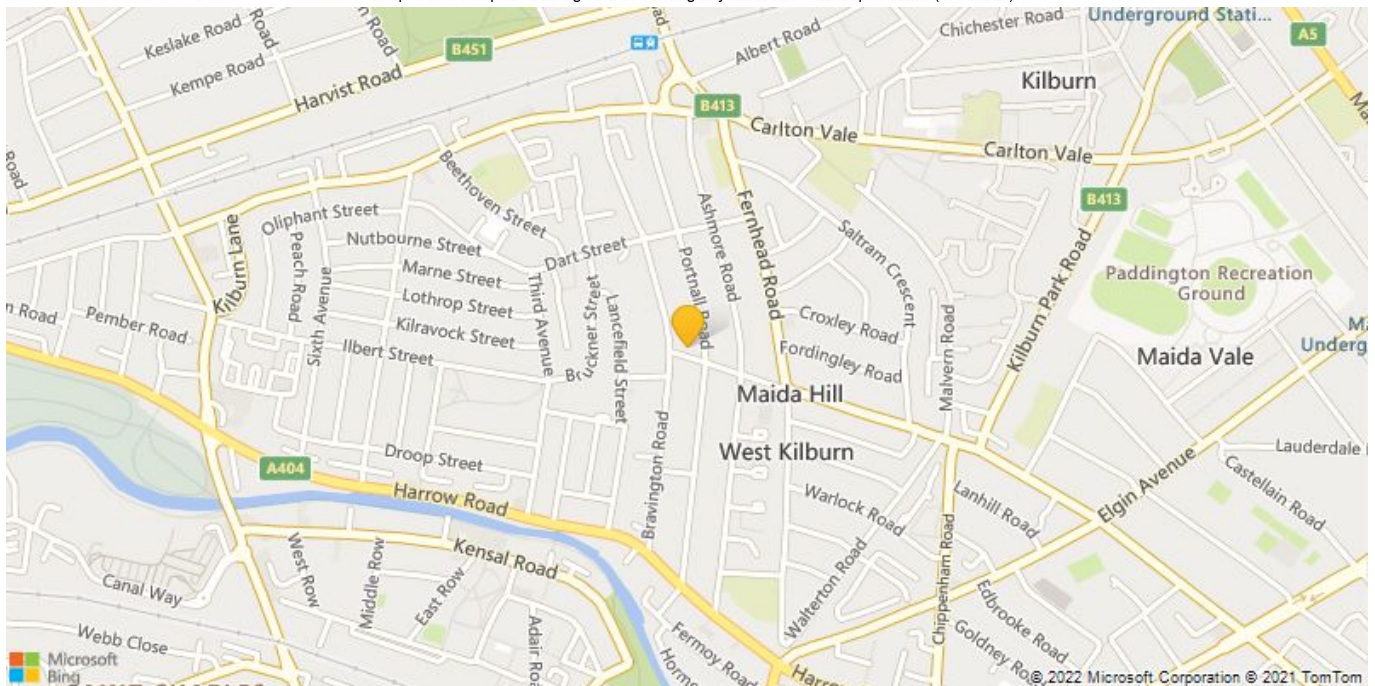
## Shirland Road, W9

Approximate Gross Internal Area = 530 sq ft / 49.2 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. (ID844969)



Call 020 7759 2199 to view this property, or visit [www.vitaproperties.co.uk](http://www.vitaproperties.co.uk) for more details

27 Northways Parade, College Crescent, London, NW3 5DN | T: 020 7759 2199 | E: [enquiries@vitaproperties.co.uk](mailto:enquiries@vitaproperties.co.uk)

We make all efforts to ensure this information is accurate, but we can't guarantee it.