



## SHIRLAND ROAD, W9 £500,000 JOINT SOLE AGENT Subject to contract

A smart and significantly upgraded one bedroom garden flat with a private rear garden and its own entrance. This apartment benefits from a long lease and is located in an attractive period conversion with well-proportioned accommodation, including a large entertaining area with full-length sash windows, wet underfloor heating throughout and a principal bedroom with double doors opening onto a private patio garden. Shirland Road is a popular residential street in Westminster close to all the local amenities, including local shops, cafes, and the Underground at Westbourne Park (Circle and Hammersmith & City lines - 0.6 miles) and Queens Park (Overground and Bakerloo line - 0.4 miles).

Double Bedroom | Bathroom | Reception Room | Kitchen | Front Patio | Rear Garden | Storage | Wet Underfloor Heating Throughout | Leasehold

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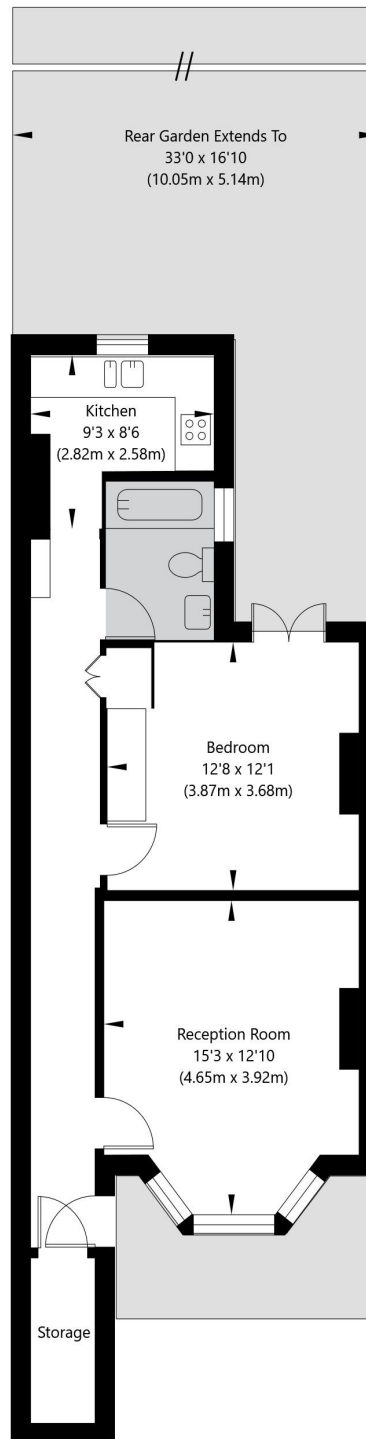
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incorporating  
**Vickers**

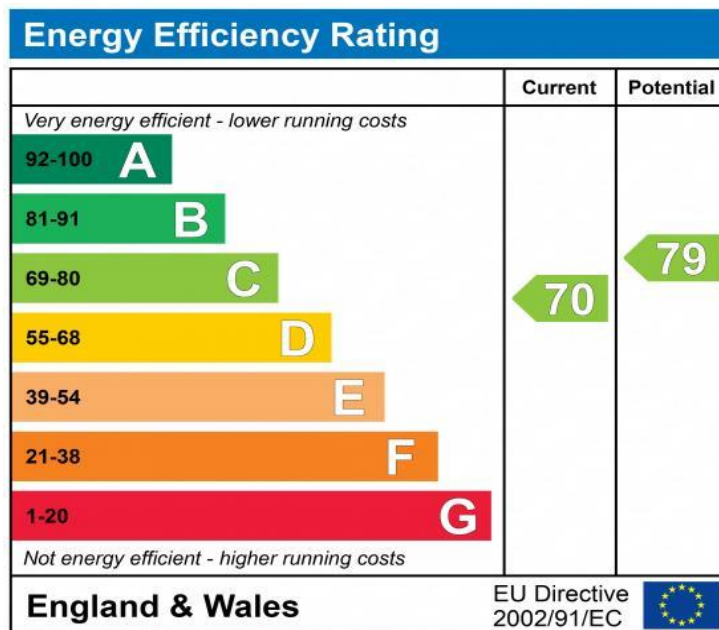


# Shirland Road, London W9 3JL

Lower Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 56.01 SQ M / 603 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 56.01 SQ M / 603 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.



**Tenure:** Leasehold

**Term:** 99 years from 24/06/1973

**Service Charge:** £467.54 per annum

**Current Ground Rent:** £16.00 Annually  
(Subject to increase)

**NOTES:** **The vendor is in the process of extending the lease to 139 years (all costs covered by the vendor).**

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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