



SHIRLAND ROAD, W9 £850pw / £3,683pm UNFURNISHED

A wonderful first and second floor maisonette spanning approximately 1,150 sqft. The apartment benefits from a wonderful west facing balcony accessed from the reception room. The property is well located for the transport links of Warwick Avenue (Bakerloo line - 0.2 miles), Royal Oak (Circle and Hammersmith and City lines - 0.5 miles) and Maida Vale (Bakerloo line - 0.6 miles) underground stations.

Principal Bedroom With En Suite Shower Room | Second Bedroom | Bathroom | Guest WC | Kitchen/Breakfast Room | Reception/Dining Room | Balcony | Pet Friendly

winkworth.co.uk/maida-vale

Winkworth

incorporating

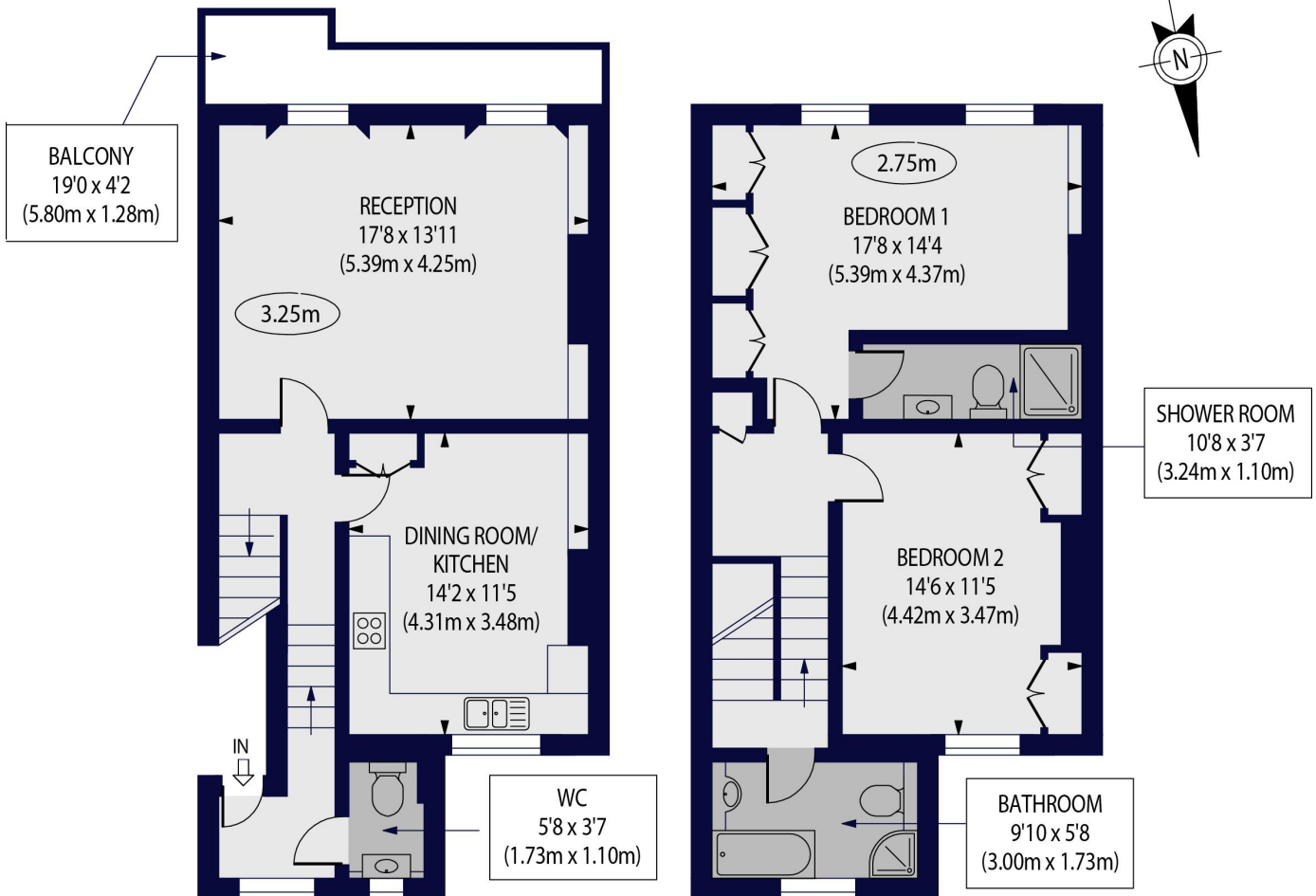
Vickers



SHIRLAND ROAD,
MAIDA VALE, W9 2JD

Approx. Gross Internal Floor Area 1143 sq ft. / 106 sq.m

○ - Ceiling Height



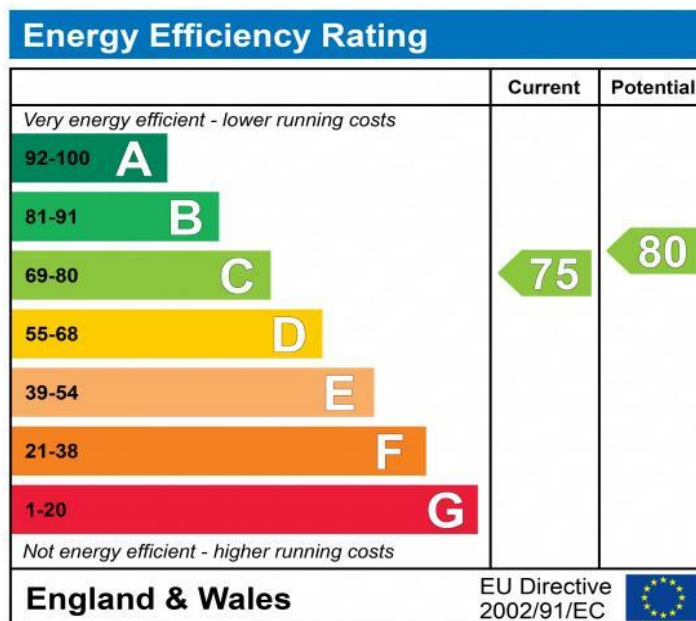
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 558 SQ FT

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 585 SQ FT

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.45195

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.





NB: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Neither Winkworth nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested.

Maida Vale | 211-213 Sutherland Avenue, Little Venice, London W9 1RU
020 7289 1692 | maidavale@winkworth.co.uk

winkworth.co.uk/maida-vale



incorporating
Vickers



Proprietors: FINEBASE W9 Limited trading as Winkworth
Registered office: 103-104 St John's Wood Terrace, London NW8 6PL
Registered in England No 12007773