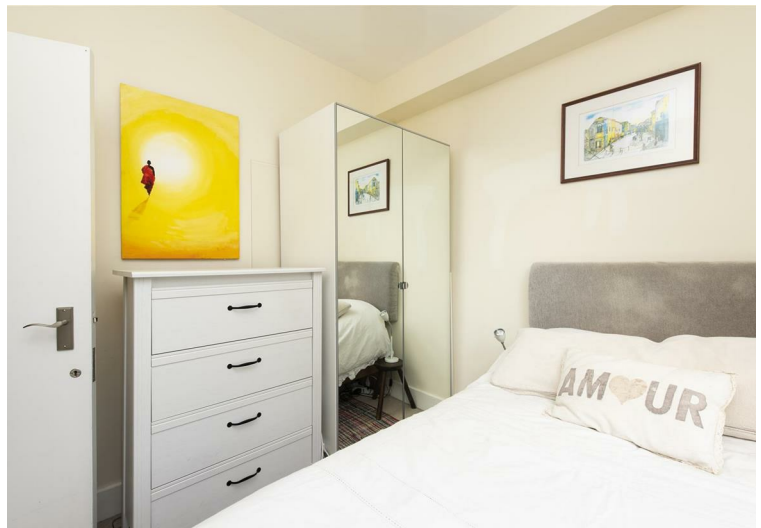




Shirland Road, Maida Vale, W9 £2,000 Per Month Furnished

A beautifully presented apartment situated with a period conversion close to the local amenities on Shirland Road. The property is situated on the second floor and comprises a bright and spacious open plan kitchen/reception room, two bedrooms and bathroom. Benefits include wooden floors and double glazing. Shirland Road is short walk from Paddington Recreation Ground and the local shops and amenities of Elgin Avenue, Clifton Road and the cafés and bars of Lauderdale Parade. Maida Vale tube station (Bakerloo Line) is close by as are a number of bus routes which provide easy access to Central London and the West End.



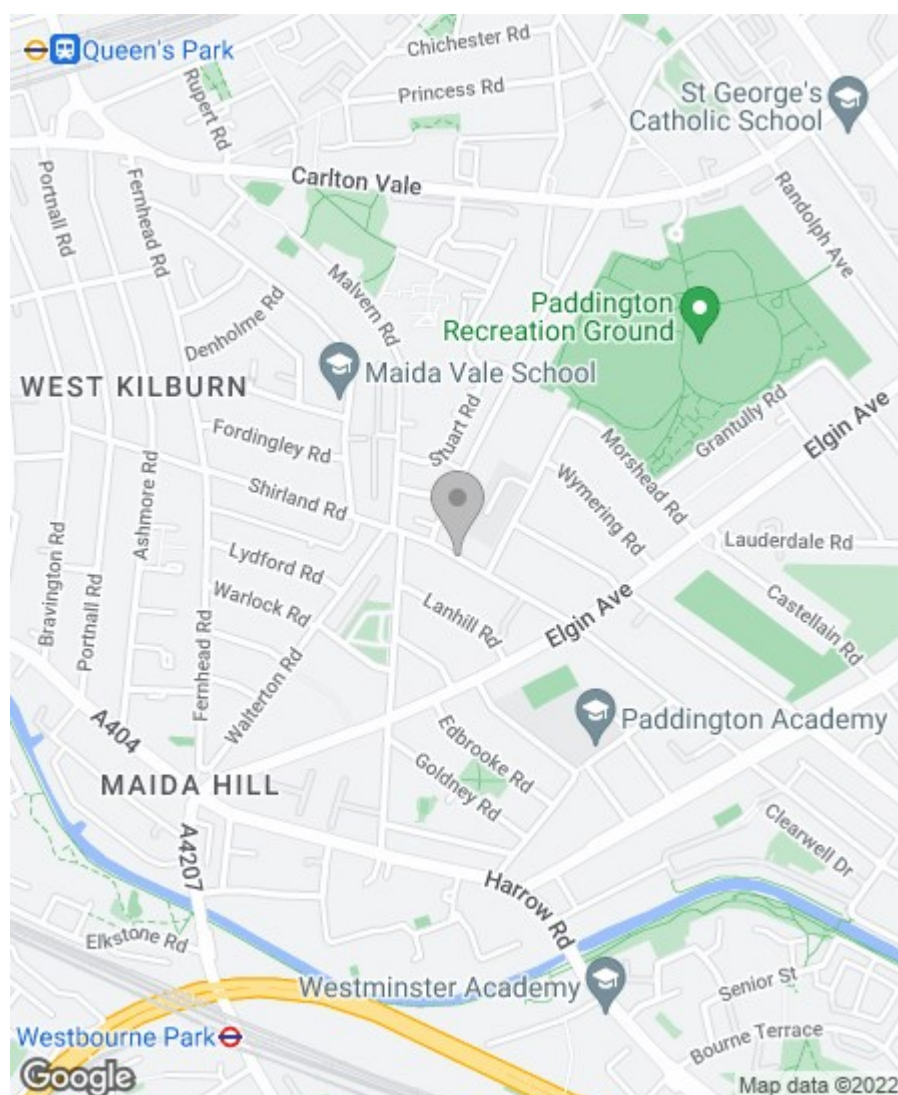
g | **AWAITING
FLOOR PLAN**

Property Overview

Location	Maida Vale, W9
Price	£2,000 Per Month
Bedrooms	2
Bathrooms	1
Receptions	1
Council	Westminster
Tax Band	D
Furnishing	Furnished

Key Features

- 2 Bedrooms
- Bathroom
- Open Plan Kitchen/Reception
- Double Glazing
- Period Conversion
- Great Location
- Close to Transport Links
- Dishwasher



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	78

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	60	82

England & Wales

EU Directive
2002/91/EC



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).