



Shirland Road, W9 2EP
Offers In The Region Of £675,000 Share of Freehold



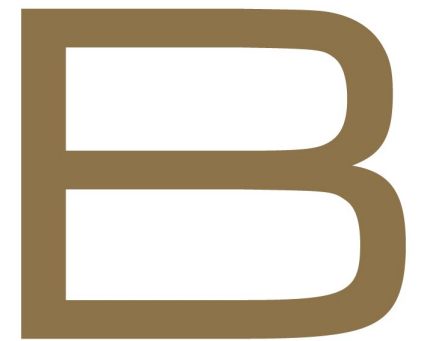
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BRAITHWAIT

*Shirland Road,
W9 2EP*

This lovely two double bedroom garden flat is set within a Victorian terrace on Shirland Road. It benefits from it's own private entrance a few steps below street level. There is a large locked storage space situated beside the steps which also belongs to the flat.

The flat has two double bedrooms, the master 12'8ft x 12'4ft and good sized second bedroom measuring 9'7ft x 9.3ft, and family bathroom. There is a large 28.1ft x 8.8ft reception room and open plan kitchen opening onto a substantial 51ft private garden, providing great entertaining space. The garden is very sunny and bright with mature planting and a large patio area.

There is good storage inside and out and lapsed planning permission for extension/s to side and back of the flat, subject to renewed planning approvals.

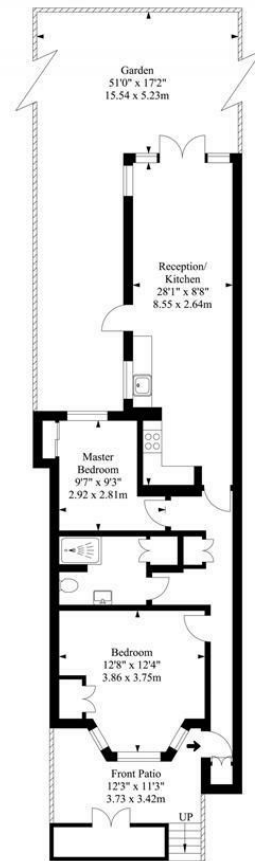
Good proximity to Essendine Road School and Paddington Recreation Ground. The flat is a short walk to the canals of Little Venice and Shirland Road itself has many lovely cafes mere minutes from the flat.

Share of Freehold.





Shirland Road, W9
Approx. Gross Internal Area
688 Ft² - 63.92 M²

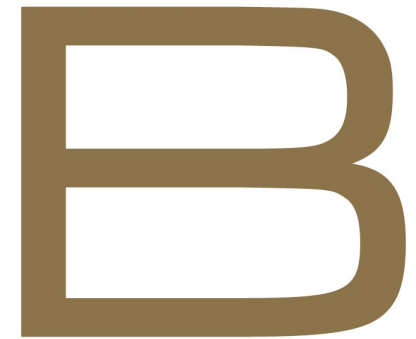
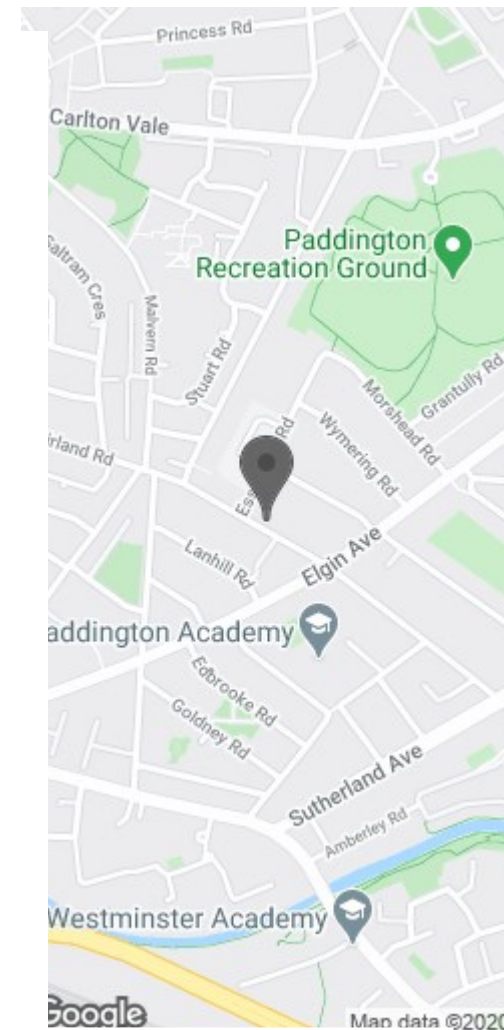


Basement Flat

Illustration For Identification Purposes Only. Not To Scale

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