



*Shirland Road, London, W9 2EH*  
*Offers In The Region Of £1,000,000 Leasehold*

BRAITHWAIT



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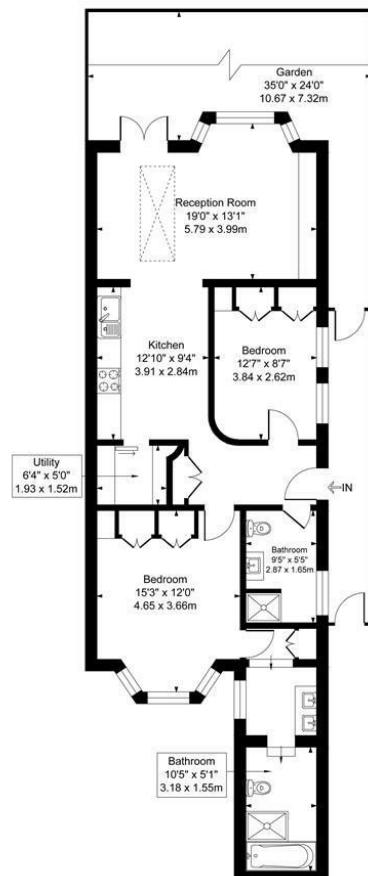
A beautifully renovated two bedroom garden flat currently 925sqft situated in a period building on Shirland Road within close proximity of Formosa street and the canals of Little Venice. The flat features a stunning and very bright reception opening up onto a lovely south west facing garden, separate semi- open plan stylish kitchen with dining area, two double bedrooms, tastefully designed en-suite bathroom and second shower room, and separate utility room. Features include include a larger than average (35ft x 24ft) garden with spacious lawn and surrounding flower beds, with very private outlook, and with permission granted for a garden house, which would add an additional 215sqft , bringing the total square footage to 1140sqft. The current owner completed the renovations within the last 12 months, and expensively equipped the flat with underfloor heating, Miele and Dornbracht products, Bert and May tiles and engineered parquet throughout. The flat is within a few minutes walk to the Canal and all the amenities of Little Venice. Warwick Avenue station is a 7 minute walk and Paddington is 15 minutes offering the Elizabeth Line and the Heathrow Express. Leasehold.



Shirland road, London, W9

Approximate Gross Internal Area

925 sq ft - 86 sq m



Lower Ground Floor

Illustration for identification purposes only, not in scale

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