

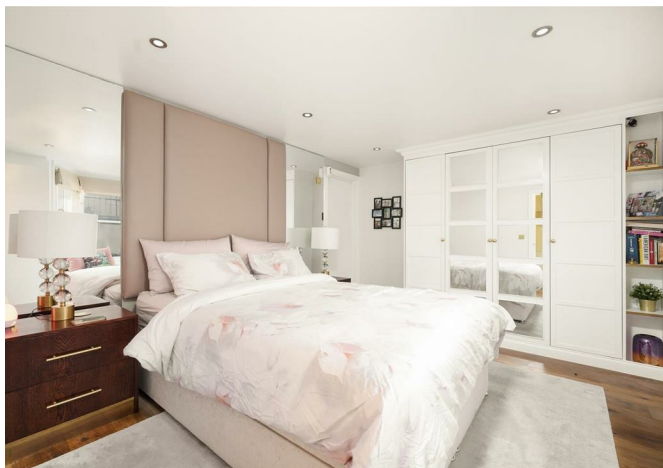
# CHARMILL

RESIDENTIAL



Shirland Road, Maida Vale W9  
£995,000





Situated on a tree-lined road in the heart of Maida Vale is this spacious two bedroom garden apartment with its own private entrance. This charming property comprises a large entrance hall leading to a generously sized reception/dining room, characterised by pale wood flooring throughout and complimented by contrasting dark oak features. The fully equipped kitchen leads to a conservatory which provides an additional living area which leads to a well maintained 57 ft garden. The apartment further benefits from two double bedrooms both with fitted wardrobes, an en-suite shower room off the principal bedroom as well as an additional family bathroom and a very large storage cupboard.

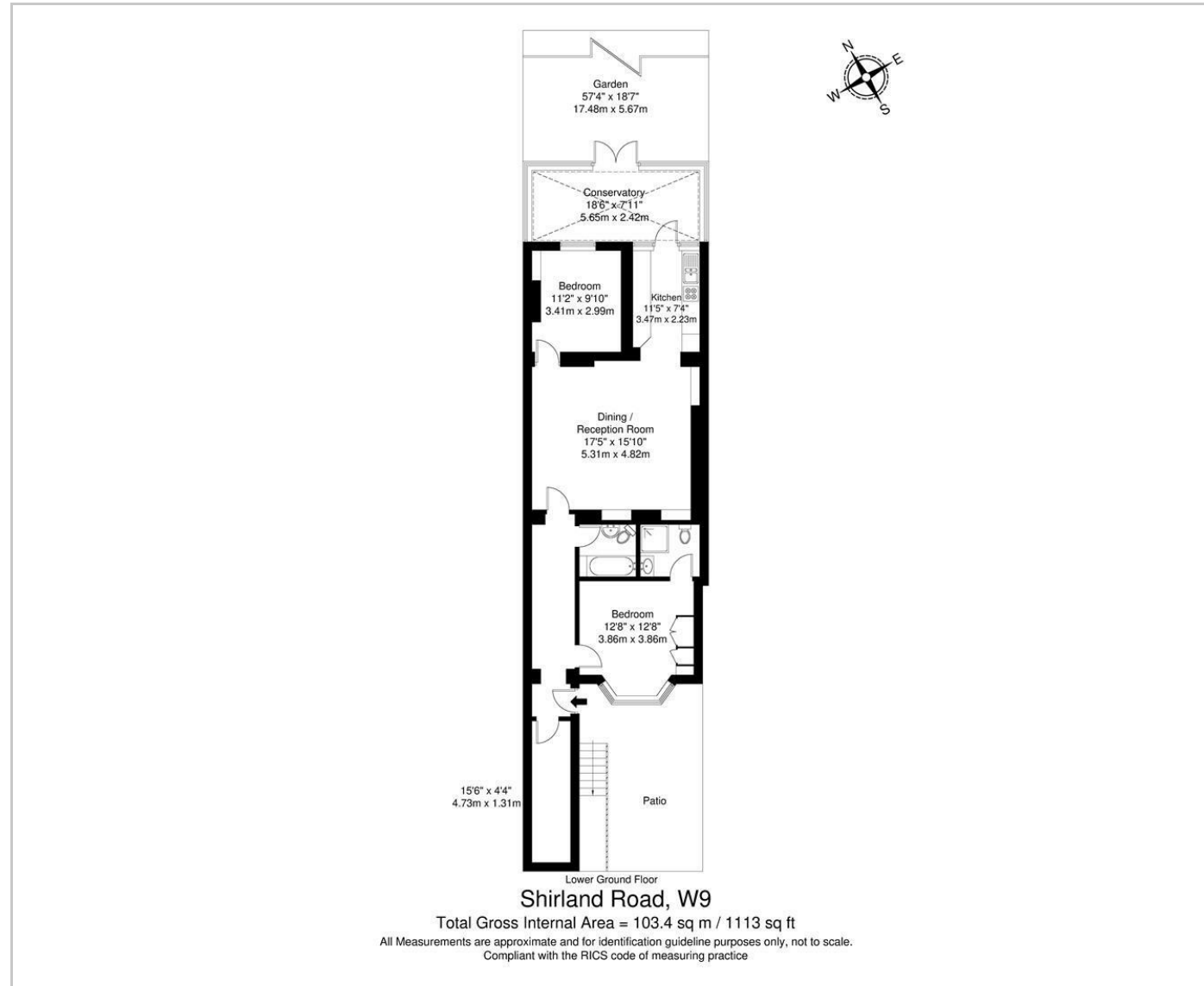
Located on Shirland Road, the property is just a short stroll away from all the boutique shops, cafes, gastro pubs and restaurants located on Formosa Street and Lauderdale Parade. This location offers excellent transport links with Warwick Avenue station (Bakerloo line) 0.4 miles away and Maida Vale station (Bakerloo line) 0.6 miles away.



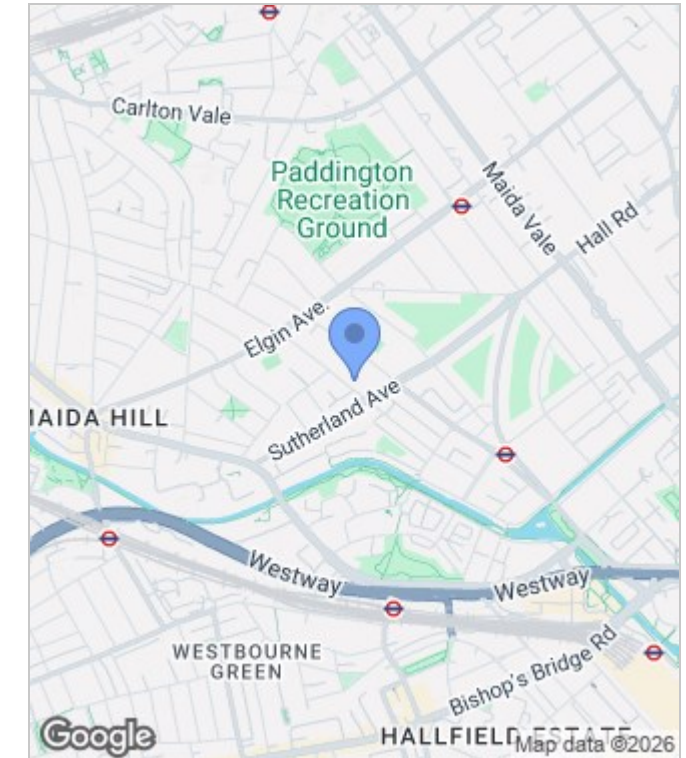




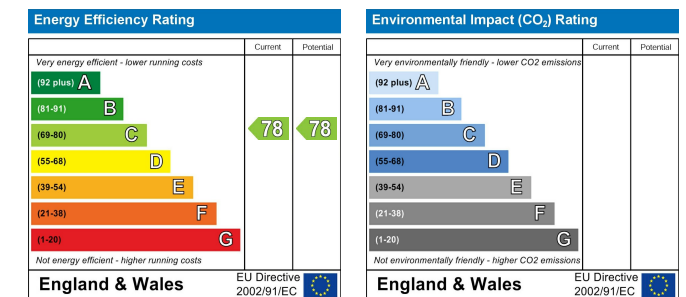
## Floor Plan



## Area Map



## Energy Performance Graph



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