



Shirland Road, Maida Vale, London W9 .| £725,000

- Upgraded Soundproofing, Insulation and Acoustic Underlay
- Energy efficient LED lighting throughout
- Luxury spec Italian tiles and Italian kitchen throughout bathrooms and flooring
- Brand new and upgraded double glazed UPVC sash style windows throughout
- Wide plank engineered wooden flooring throughout living area and central hallway
- Share of Freehold with 999 year lease with professional and cost-effective managing agent

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

SHARE OF FREEHOLD! New to market is this beautiful, top floor duplex flat set on a quiet, residential street in W9! This gorgeous apartment boasts a huge L shaped open plan kitchen/living space with unique back to front aspect, a bespoke kitchen with brushed steel integrated Bosch appliances throughout. Further more this stunning apartment boasts two double bedrooms, with the master having its own en-suite bathroom and a fully tiled family bathroom. Conveniently located for a plethora of amenities from Queen's Park, Maida Vale and Notting Hill, and with great transport links from Queen's Park station (Bakerloo line and London Overground), Westbourne Park station (Hammersmith & City and Circle line) and Paddington Station (Overground & Heathrow Express). This incredible location beautifully blends convenience with beautiful environments, such as the luscious green spaces of Queen's Park & Paddington Recreation Ground.

-  Flat
-  Share of Freehold
-  x 2
-  x 1
-  x 2



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"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

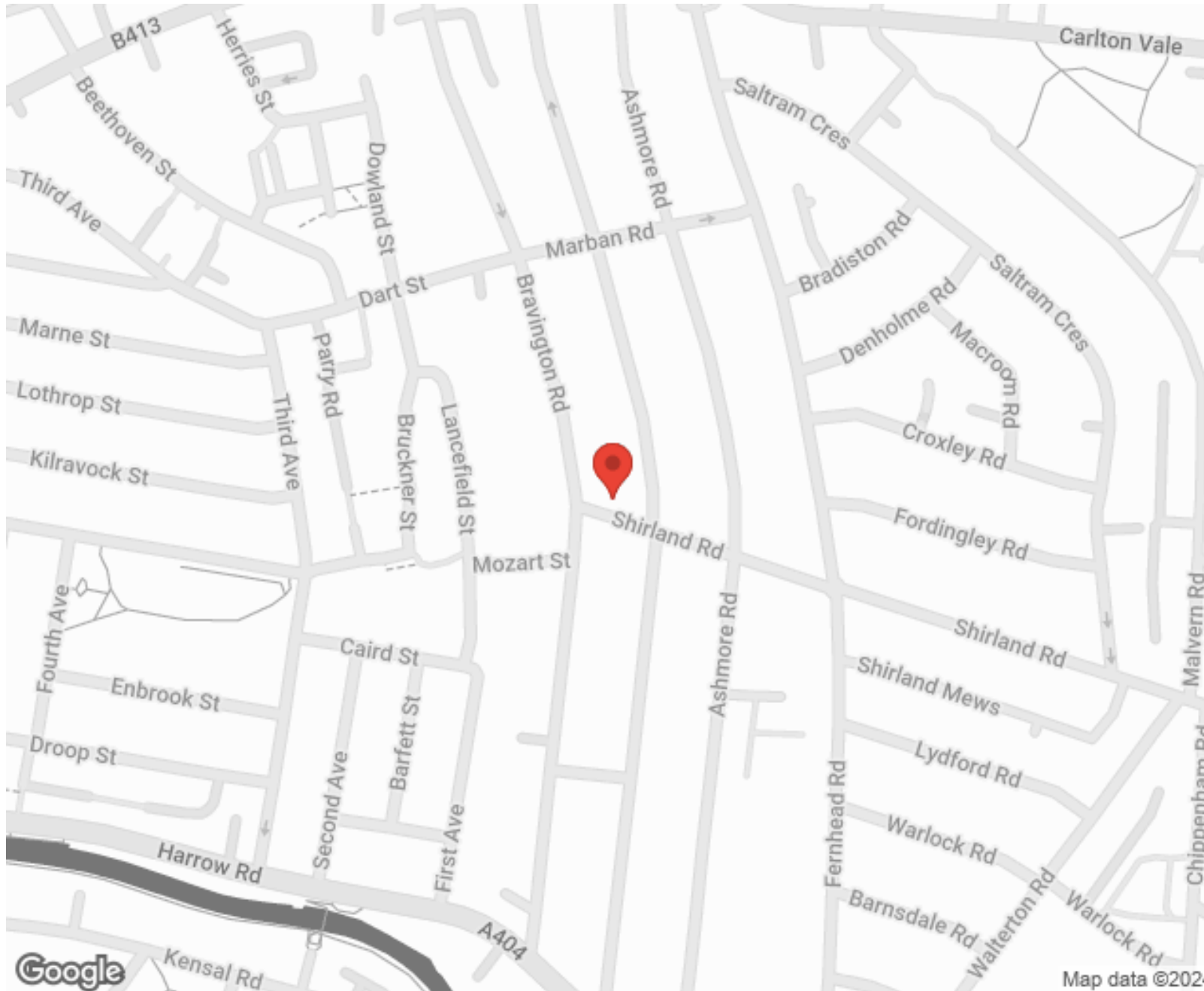
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**MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE**



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



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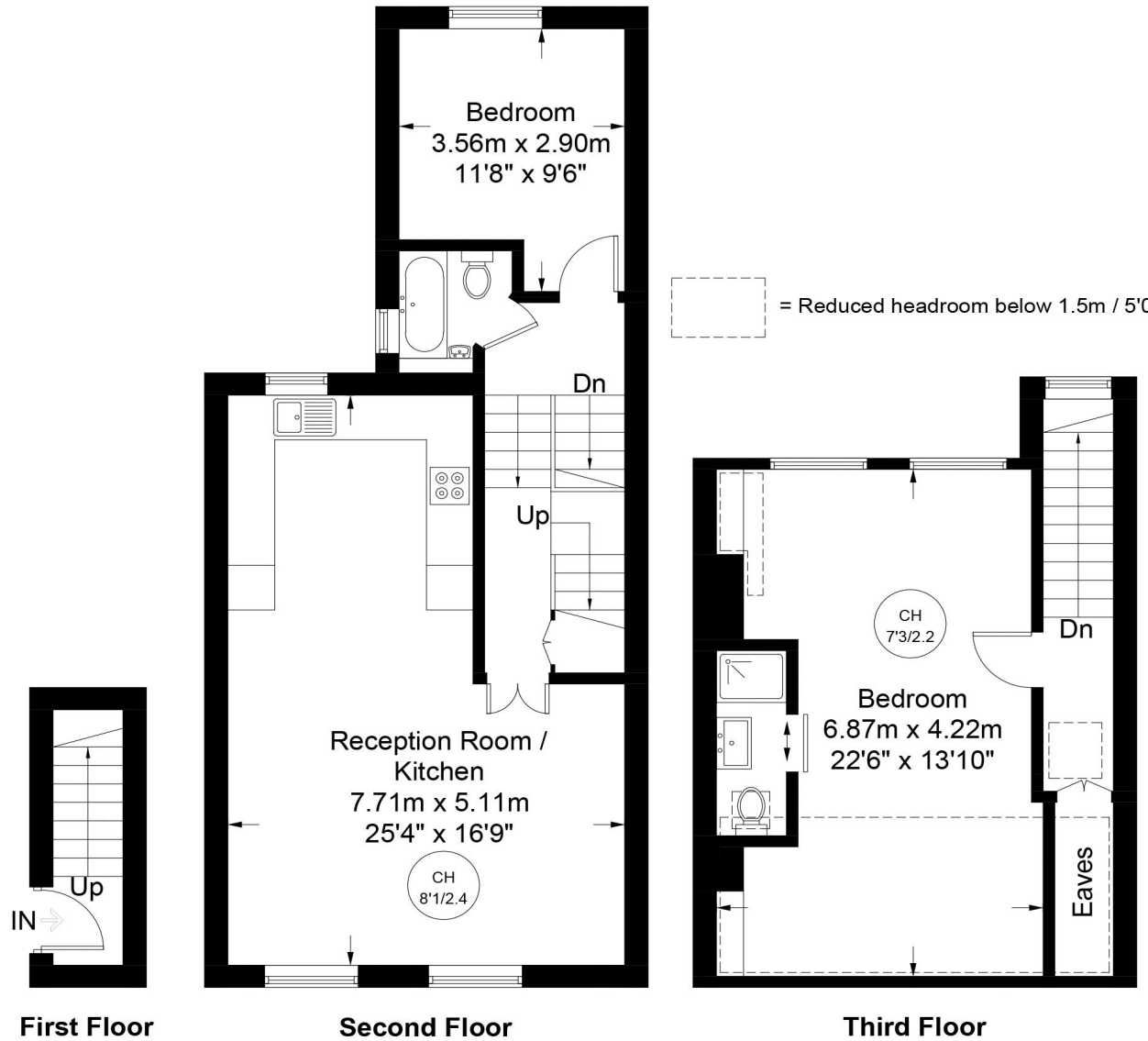
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# Shirland Road, W9

Approximate Gross Internal Area = 895 sq ft / 83.1 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 127 sq ft / 11.8 sq m  
Total = 1022 sq ft / 94.9 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID844971)