

## SHIRLAND MEWS, LONDON W9

£895 Per Week (£3,878.33 PCM)

### FEATURES

- Newly refurbished three bedroom house
- striking open plan vaulted reception space with 3.6m ceiling heights
- Refurbished throughout and presented in exceptional condition
- Master suite with large bathroom and built-in wardrobes
- 2 further double bedrooms and 2 further bathrooms
- Over 1,700 Sq ft (158 Sq m) of internal accommodation
- Integrated garage
- Great location close to shopping and transport amenities
- 0.5 miles to Queen's Park station (Bakerloo and Overground)



**Maskells**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

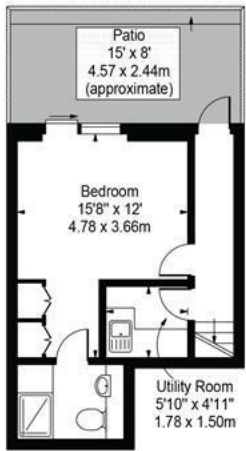
75 77

# Shirland Mews

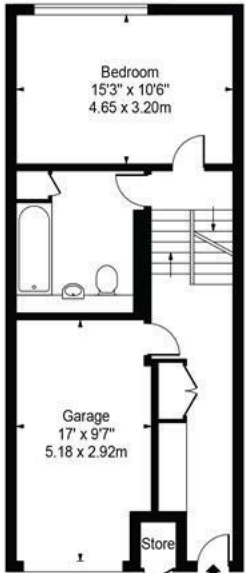
Approx. Total Internal Area 1708 Sq Ft - 158.68 Sq M  
(Including Restricted Height Area, Garage Excluding Store & Void)

Approx. Gross Internal Area 1542 Sq Ft - 143.26 Sq M  
(Excluding Restricted Height Area, Garage, Store & Void)

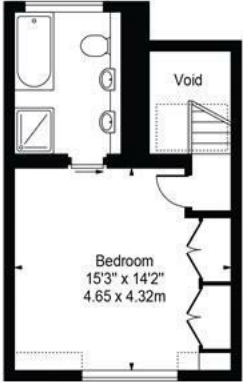
Approx. Gross Internal Area Of Garage 155 Sq Ft - 14.40 Sq M



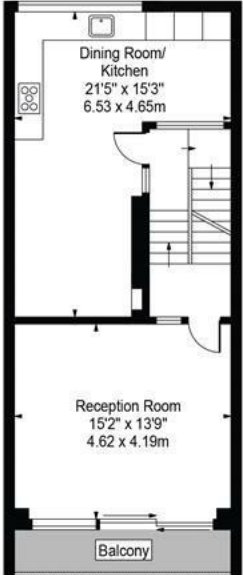
Lower Ground Floor



Ground Floor



Second Floor



First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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**Council Tax Band G**

A striking contemporary 3 bedroom mews house, newly refurbished throughout and presented in outstanding condition, situated on a quiet mews centrally located a short walk from both Queen's Park, Maida Vale and Westbourne Park.

The house, which extends to over 1,700 Sq ft, has just been the subject of a major refurbishment and redecoration project, including new modern heating system, and as such is presented in immaculate condition for the incoming tenant to enjoy. The property has distinctive contemporary styling, with excellent interconnected reception spaces, 3 large bedrooms each with their own bathroom, an integral garage, utility room and patio garden.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

