



MILE



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Shirland Mews, Maida Vale W9

£2,475 pcm

Full of charm with a comforting ambience this delightful "two up; two down" mews house offers great living space across two floors.

The idyllic ground floor layout boasts an open plan style kitchen living area which gives waves to the south facing light from the rear. There is access via sliding doors too onto the fantastic low maintenance south facing garden. The entire ground floor offers perfect opportunity to entertain.

- Mews house
- Two bedrooms
- Quiet residential road
- Available Now
- South facing garden
- Excellent condition
- Fantastic location
- Open-plan kitchen living area
- Bright and airy
- Close to shops and restaurants

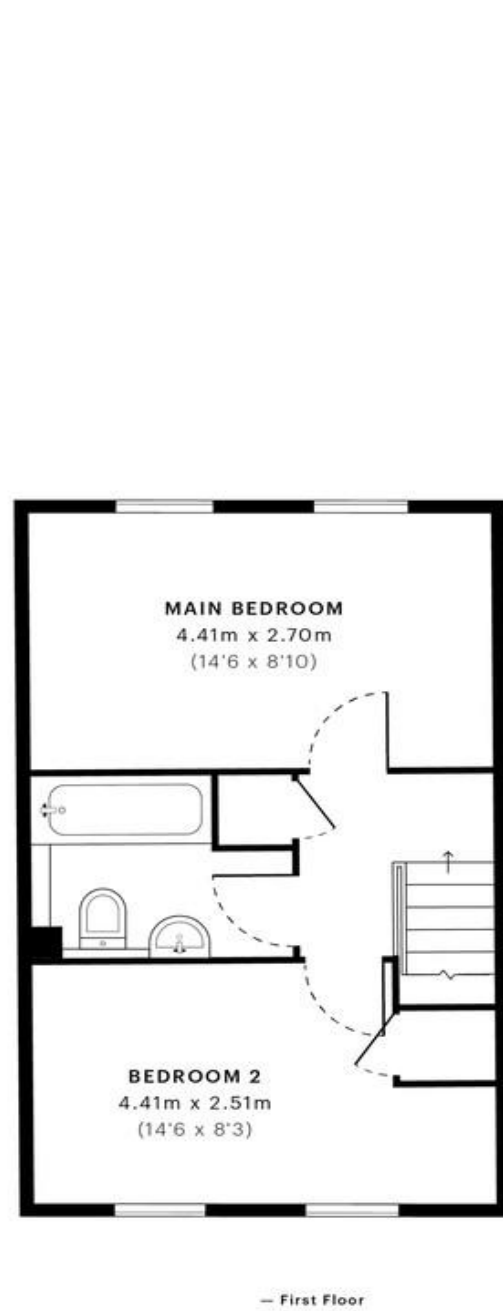


Shirland Mews, W9

CAPTURE DATE 15/09/2022 LASER SCAN POINTS 56,492,125

GROSS INTERNAL AREA

64.37 sqm / 692.87 sqft



 GROSS INTERNAL AREA (GIA)
The footprint of the property.
64.37 sqm / 692.87 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes balconies, restricted head height.
60.67 sqm / 653.05 sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

 RESTRICTED HEAD HEIGHT
Limited use areas under 2.0m.
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

PHS 36 RESIDENTIAL - 60.21 sqm / 647.70 sqft
PHS 30 RESIDENTIAL - 50.82 sqm / 544.26 sqft

SPEC ID 563209111bed1f80e3b070a55

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.