



{ SHIRLAND ROAD W9
£3,650 PER MONTH AVAILABLE 05/01/2027

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Shirland Road W9

£3,650 Per Month
Furnished

 3 Bedrooms
 2 Bathrooms
 1 Reception

Features

- Council Tax Band F, - Lift access, - Three bedrooms, - Two bathrooms, - Private balcony, - Modern fixtures and fittings, - Wood flooring, - Siemens integrated appliances

Council Tax

Council Tax Band F

Hamptons
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The Property

Situated within a popular residential development on Shirland Road in the heart of Maida Vale is this beautifully presented three bedroom, two bathroom apartment to rent, offering contemporary living, two private balconies and lift access. Positioned on the first floor, the apartment extends to approximately 931 sq ft and has been finished to a high standard throughout. The property features a bright and spacious open-plan reception room with wooden flooring, ample space for both living and dining with direct access a private balcony and a modern fully fitted kitchen with integrated appliances. Accommodation further benefits from three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes, a contemporary en-suite shower room and direct access to a private balcony. A second bedroom also benefits from balcony access, while the third bedroom offers flexibility as a guest bedroom, nursery or home office.



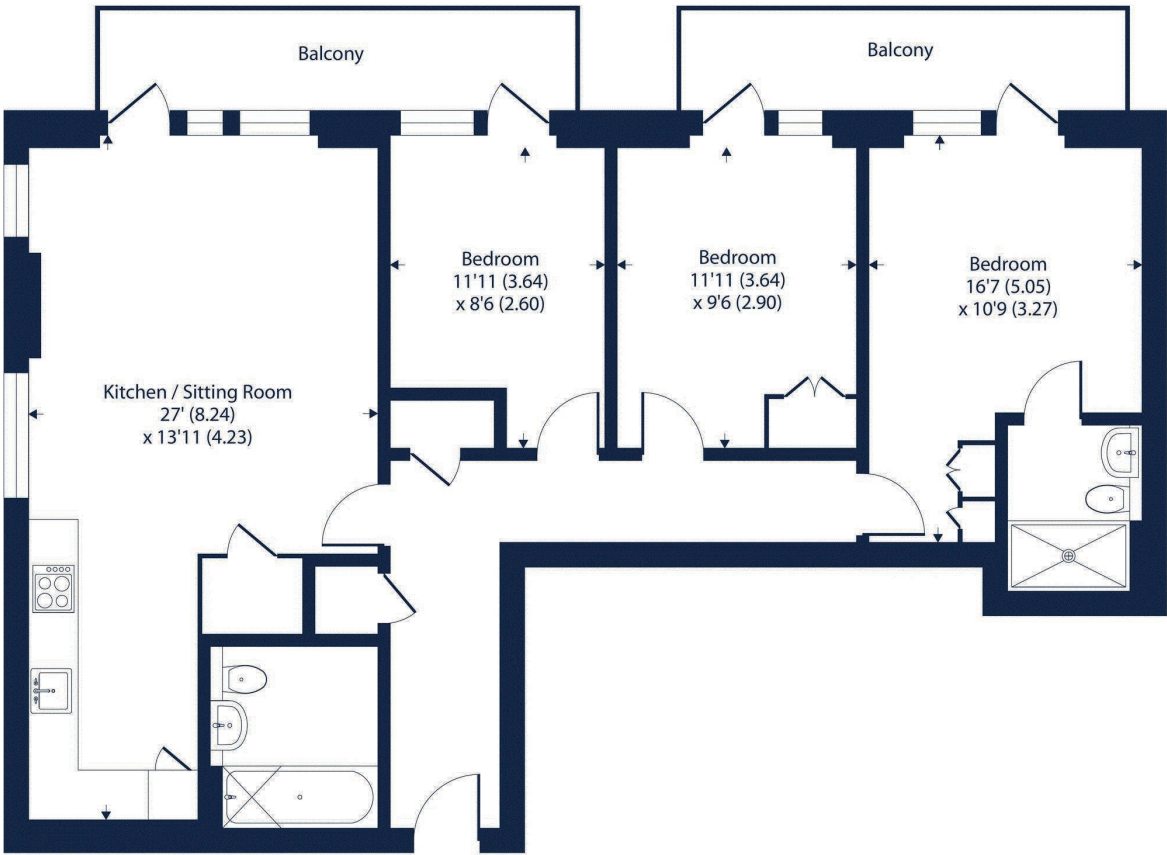
Shirland Road, London, W9

Approximate Area = 931 sq ft / 86.4 sq m

For identification only - Not to scale

CH
8'4" / 2.55

= Ceiling Height



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hamptons. REF: 1510636

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		
	Current	Potential
Most energy efficient - lower running costs		
100-150 A		
81-100 B	85	85
61-80 C		
41-60 D		
21-40 E		
1-20 F		
Not energy efficient - higher running costs		
1-20 G		
England & Wales		
EU Directive 2002/91/EC		

