



96 Sutherland Avenue

Maida Vale | London | W9 2QR

£600,000



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A spacious top-floor apartment, set within a charming period conversion in prime Maida Vale.

The property features two bathrooms, including one en-suite, a bright reception room with access to a private balcony, a family bathroom and a fully fitted kitchen. Circa 754 sq ft (70 sq m)

Ideally located close to public transport links, including Warwick Avenue and Maida Vale stations on the Bakerloo Line. Paddington Station is also within easy walking distance, making this an excellent choice for those seeking convenience and character in a prime London location

Westminster Council tax band F - £1,469.26 pa

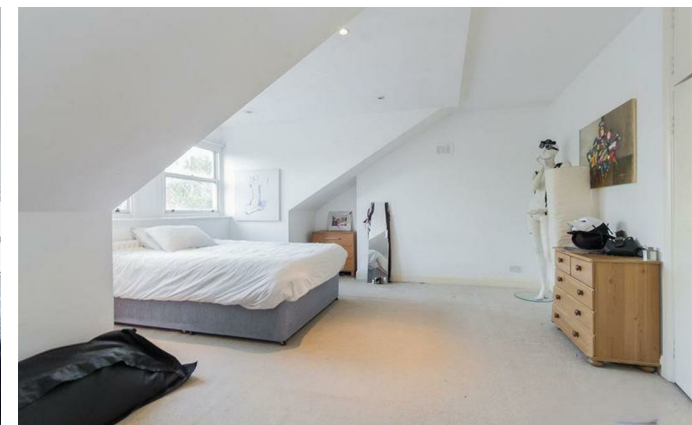
EPC - C

Service charge - approx £3716 pa

Share of Freehold

It is a mandatory requirement for a Sales or Lettings Agent to be part of a redress scheme, we have membership with The Property Ombudsman (a Government-approved redress scheme).

- Bright & Open Reception
- Semi open fully fitted Kitchen
- 2 Bathrooms
- 2 Bedrooms
- Share Of Freehold
- Excellent Location
- Private Balcony

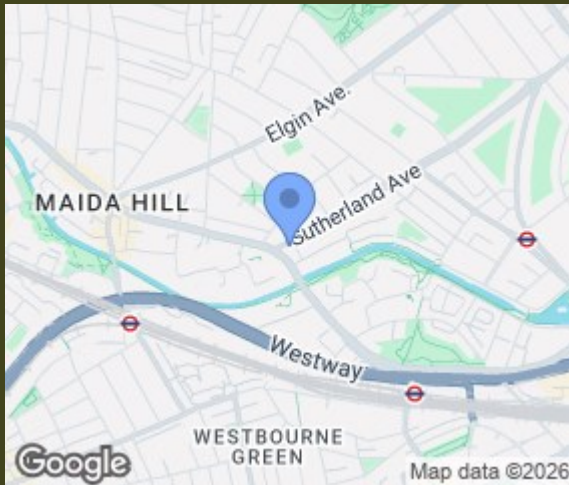


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Energy Efficiency Rating

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

Share of Freehold

Council Tax Band F

EPC Rating C

IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

Sutherland Avenue, W9



Approx. Gross Internal Area: 754 ft² ... 70.0 m²

All measurements and areas are approximate only.
Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.



83 Boundary Road
St John's Wood
London
NW8 0RG
0207 625 7000

enquiries@greenstonefisher.com
www.greenstonefisher.com