



69 Sutherland Avenue

Maida Vale | London | W9 2HF

£595,000



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

The home features two generously sized bedrooms, a sleek contemporary bathroom, and a beautifully designed kitchen complete with premium fittings and integrated appliances. One of the property's standout features is the access to a private roof terrace. Circa 603 sq ft (56 sq m)

Ideally located in one of West London's most desirable neighbourhoods, 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 D £1,017.18 pa

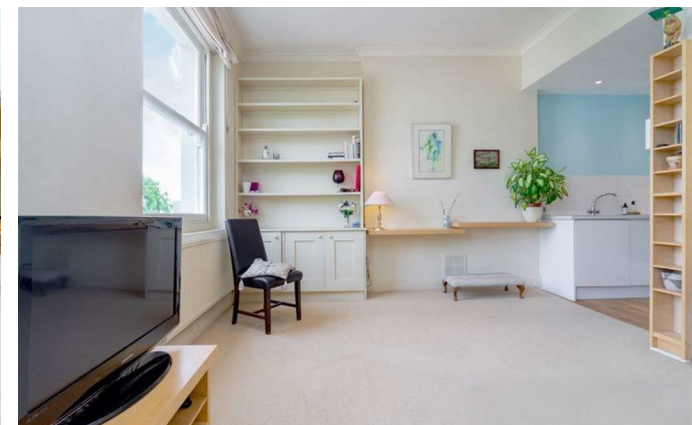
EPC - C

Service charge - approx £900 pa

Tenure: 125 Years from 1st Jan 2016 + Share of Freehold

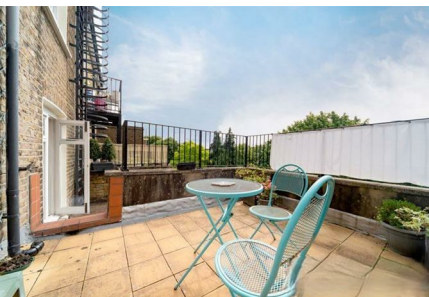
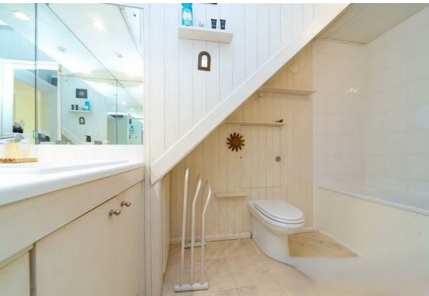
It is a mandatory requirement for a Sales or Lettings Agent to be part of a redress scheme, we have membership with The Property Ombudsman (a Government-approved redress scheme).

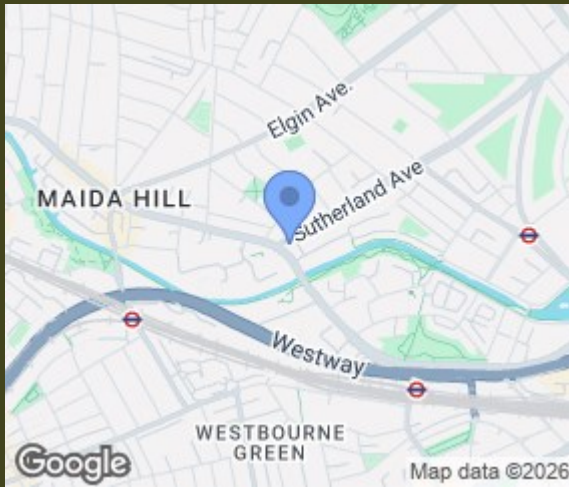
- Bright & Open Reception
- Modern fully fitted Kitchen
- 1 Bathrooms
- 2 Bedrooms
- Share Of Freehold
- Excellent Location
- Private Roof Terrace



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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	69	81
(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	

Leasehold - Share of Freehold
Council Tax Band D
EPC Rating C



Sutherland Avenue, W9



Approx gross internal area : 603 sq ft - 56.1 sq m

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy
However all measurements are approximate.
The floor plan is illustrative purposes only and is not to scale
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