



96 Sutherland Avenue

Maida Vale | London | W9 2QR

£615,000



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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 £5500 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
- 2 Bathrooms
- Share Of Freehold
- Private Balcony
- Semi open fully fitted Kitchen
- 2 Bedrooms
- Excellent Location

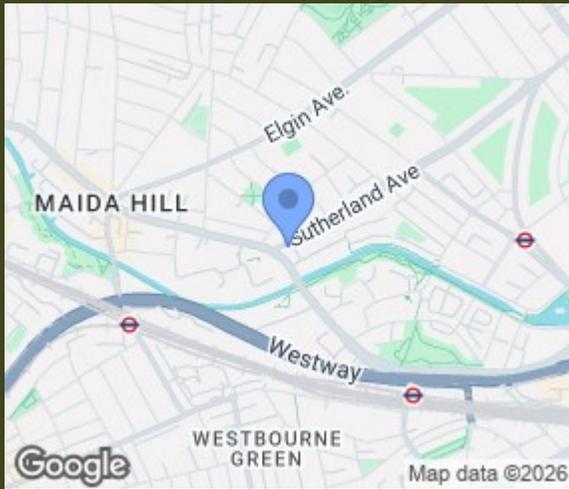


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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(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



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.

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