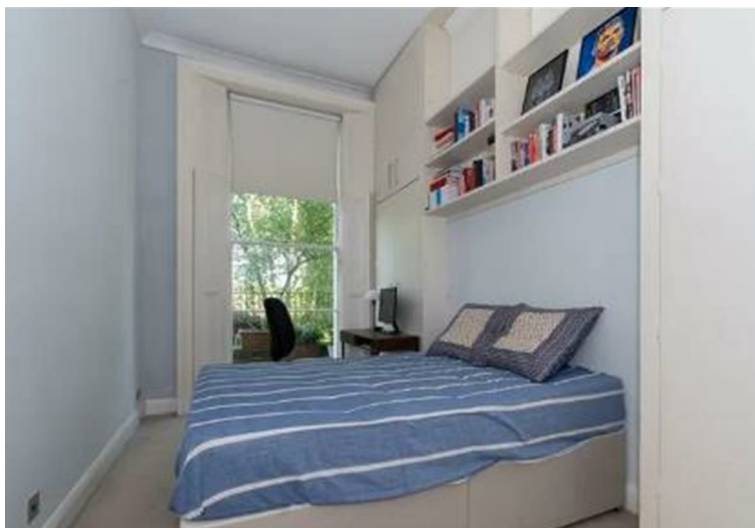




## Sutherland Avenue, Maida Vale W9 £750,000 Subject to contract

Spacious raised ground floor two bedroom flat, approximately 761 sq ft in a period conversion on the desirable Sutherland Avenue. Accommodation comprises a bright and airy reception room with high ceilings and period features, a large master bedroom with en suite bathroom with direct access to a private terrace, second bedroom, additional bathroom and separate kitchen.

Sutherland Avenue is situated close to all the local amenities offered by this fashionable area including shops, cafes, the Regents Canal and Warwick Avenue underground station (Bakerloo line).



Sutherland Avenue, W9



Approx. Gross Internal Area: 67.9 m<sup>2</sup> ... 731 ft<sup>2</sup> (excluding terrace)

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.

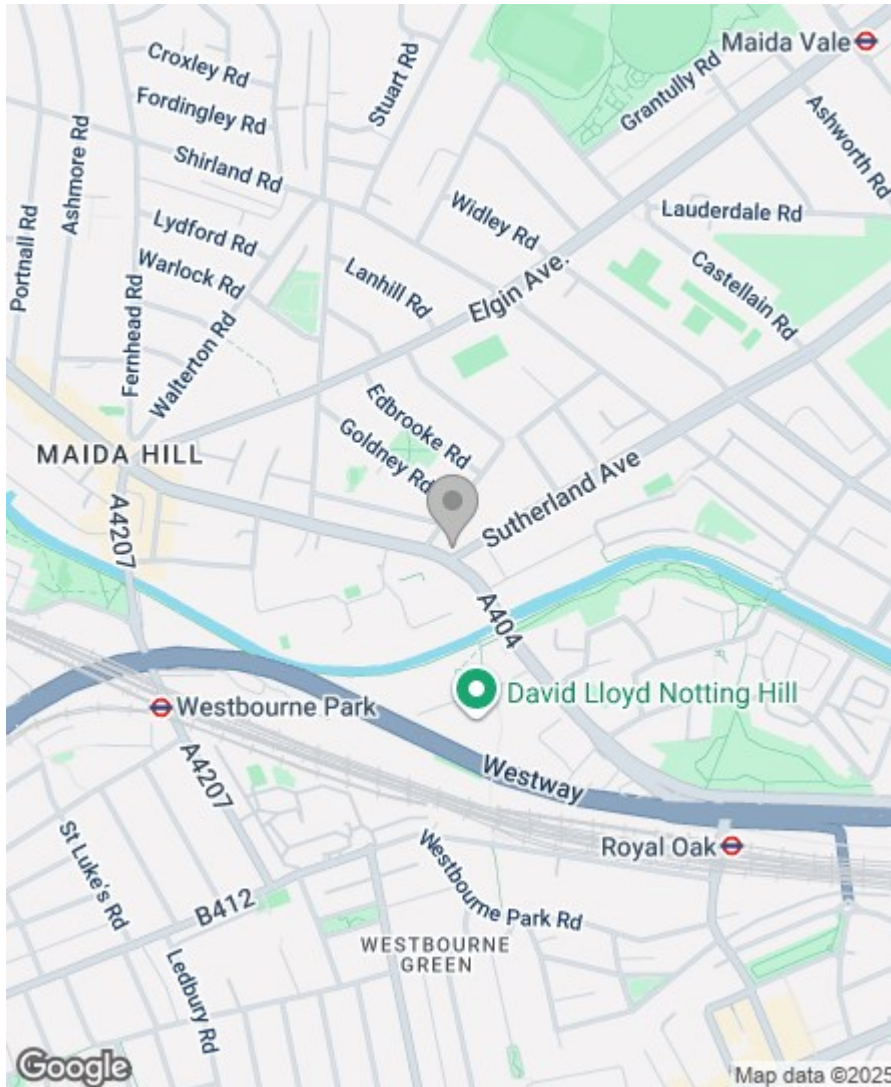


## Property Overview

Location	Sutherland Avenue, W9
Price	£750,000
Bedrooms	2
Bathrooms	2
Receptions	1
Tenure	Share of Freehold
Council	
Tax Band	
Current Ground Rent	
Service Charge	
Term	

## Key Features

- Bright & Open Reception
- High Ceilings
- Private Terrace
- 2 Bathrooms
- 2 Bedrooms
- Raised Ground
- Share Of Freehold
- Excellent Location



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Greenstones Estates Ltd  
Registered in England & Wales  
Registered Office:  
5 West Court, Enterprise Road,  
Maidstone, Kent ME15 6JD

Company Registered number  
03513585

Trading address  
83 Boundary Road, St John's Wood,  
London NW8 0RG

We are members of



**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).

