

Sutherland Avenue, Maida Vale W9 £795,000 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 m² ... 731 ft² (excluding terrace)

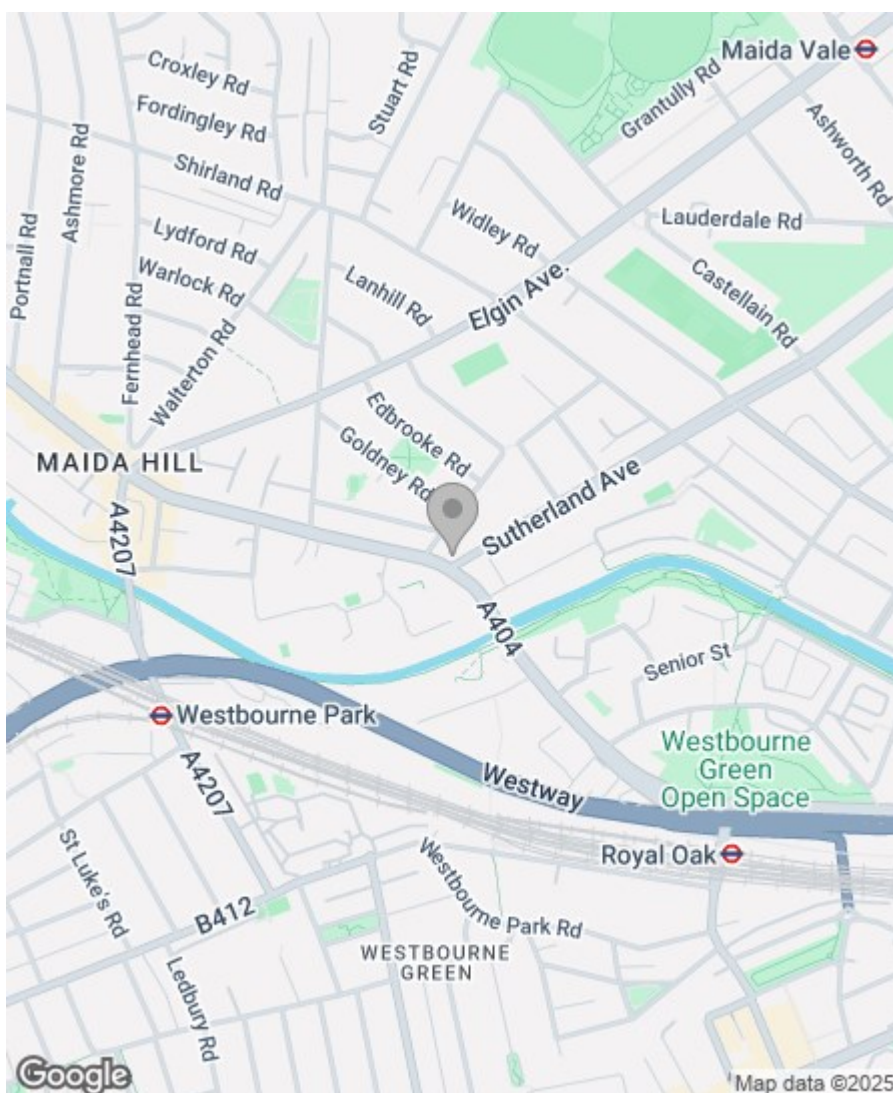
All measurements and areas are approximate only.
Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.

Property Overview

Location	Sutherland Avenue, W9
Price	£795,000
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) A		
(81-91) B		
(69-80) C	71	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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