



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Sutherland Avenue, London, W9 2HG

- In the heart of Maida Vale
- Four bedrooms over two floors
- Private roof terrace
- Located in elegant stucco house
- Available to families or a maximum of two sharers
- Sizable reception/diner/kitchen
- Two bathrooms & three W.Cs

£2,950 PCM

Subject to Contract



Sutherland Avenue, W9 2HG

ONLY FOR TWO PEOPLE OR FAMILY... spacious Four-Bedroom Victorian Apartment with Private Terrace in Maida Vale, within a charming Victorian conversion on the picturesque, tree-lined Sutherland Avenue, this expansive top-floor apartment spans three floors and beautifully blends timeless period elegance with contemporary style.

Boasting four generous bedrooms—including two with en-suite bathrooms—plus an additional family bathroom, the home is perfect for families or sharers seeking both comfort and flexibility. A versatile loft room provides the ideal space for a home office, studio, or guest suite.

At the heart of the home is a bright and sociable open-plan kitchen and reception room, flooded with natural light and featuring French doors that open onto a private roof terrace with far-reaching views across West London.



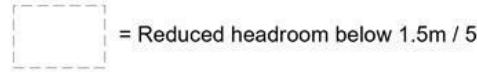
Sutherland Avenue, W9 2HG

Approx Gross Internal Area = 85.9 sq m / 924 sq ft

Terrace = 5.72 sq m / 61 sq ft

Eaves Storage/ RHH = 23.2 sq m / 249 sq ft

Total = 114.82 sq m / 1235 sq ft



Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
Copyright © BleuPlan

Tenure

Price £2,950 PCM Subject to Contract

Viewing by appointment, through joint sole agents Warwick Estate Agents



Tel: +44 (0)2 8960 9988
Fax: +44 (0)2 8960 9989

Email: mail@warwickestateagency.co.uk
warwickestateagents.tv | warwickestateagents.co.uk

69 Chamberlayne Road, London NW10 3ND
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989