



HUNTERS[®]
HERE TO GET *you* THERE



Maida Vale, London

Price £420,000



Hunters are delighted to offer this very well located one bedroom apartment situated on the ever popular Sutherland Avenue, in the heart of Maida Vale. The property requires full updating, allowing incoming buyers to modernise according to their individual taste. Sold chain free with a lease of 116 years unexpired. .

Conveniently situated on Sutherland Avenue, the property enjoys proximity to an array of amenities, including shops, cafes, and the picturesque Regents Canal. With Warwick Avenue underground station (Bakerloo Line) just a short walk away, seamless connectivity to the city is guaranteed, catering to commuters and urban adventurers alike.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777
westhampsteadsales@hunters.com | www.hunters.com

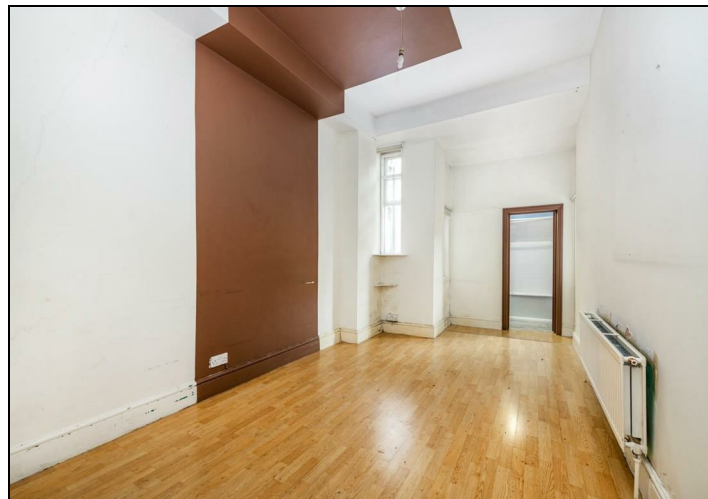


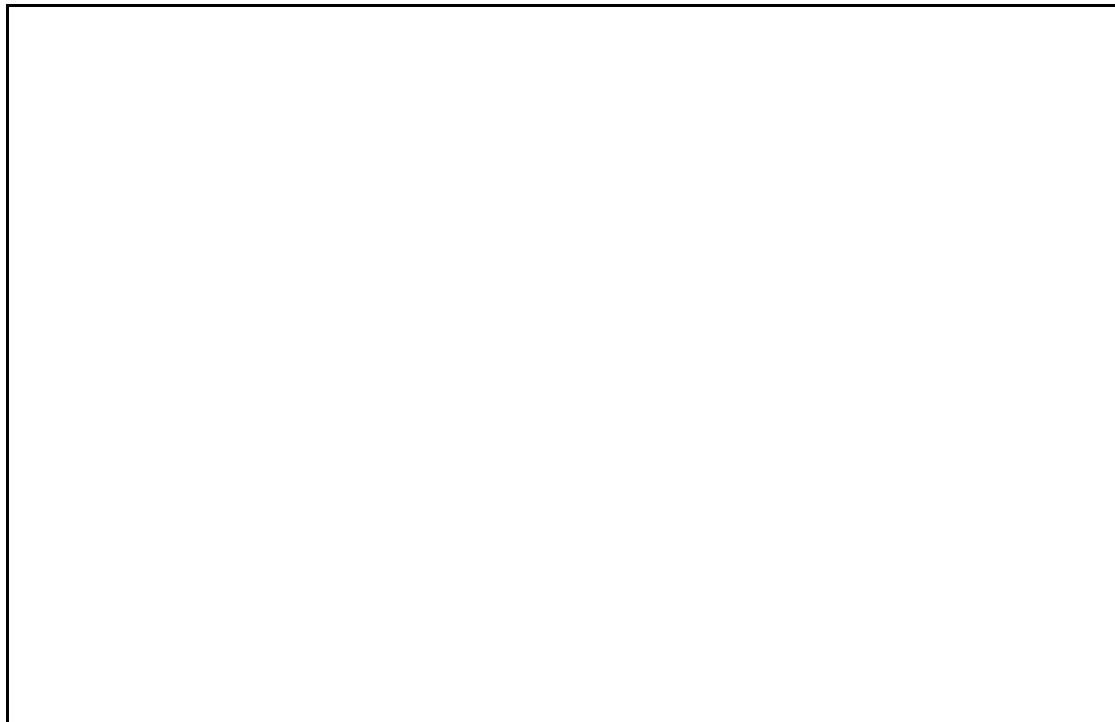
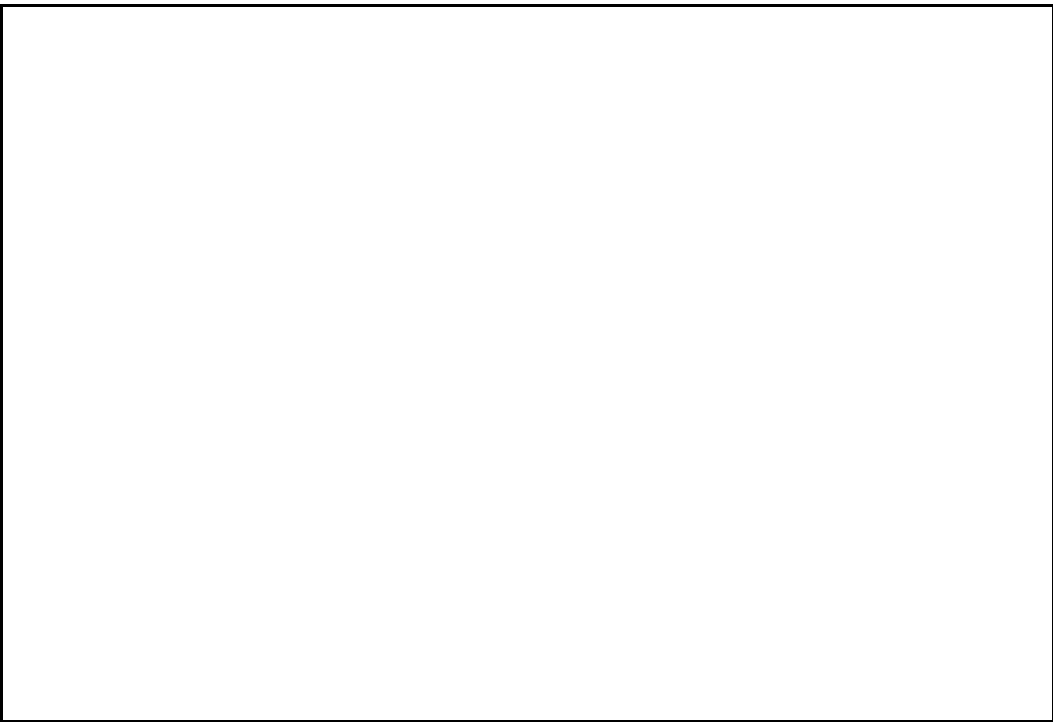
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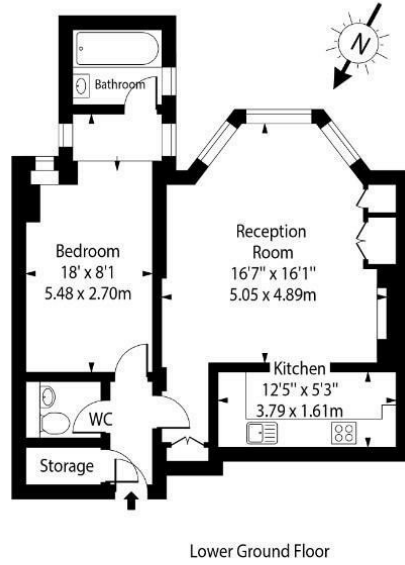
KEY FEATURES

- One bedroom lower ground floor apartment
- Requires full modernisation
- Over 600 sq.ft of internal accommodation
 - Lease of 116 years
 - So dChain Free
- Access to Warwick Avenue Station (0.2 miles) & Maida Vale Station (0.2 miles)





Sutherland Avenue, W9

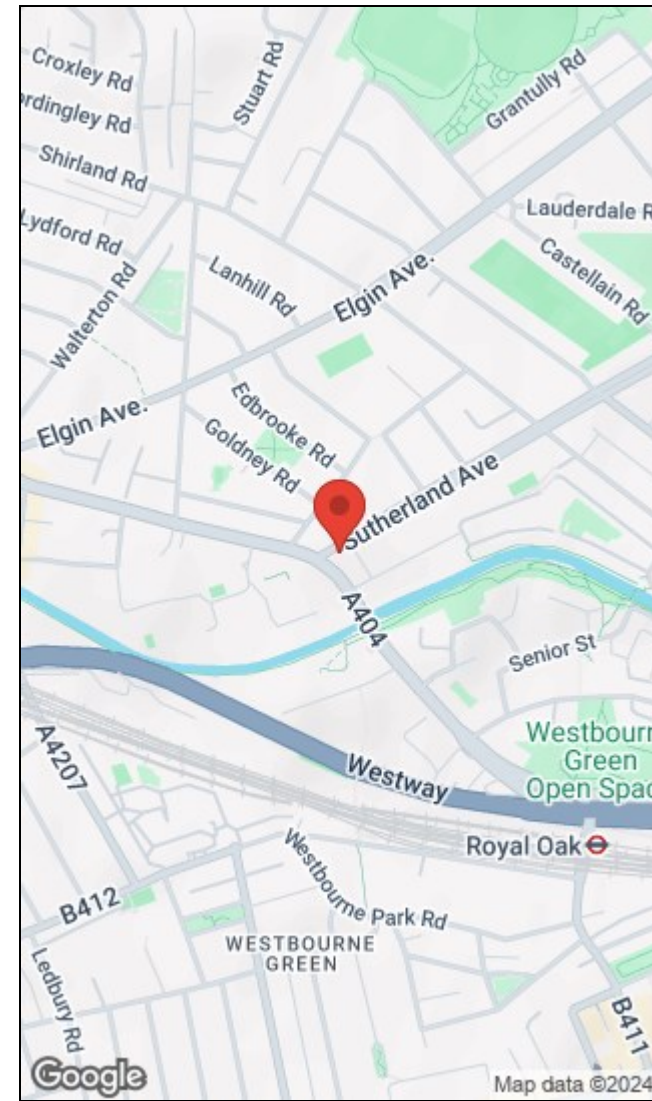


Lower Ground Floor

Approx Gross Internal Area 607 Sq Ft - 56.43 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref.No.49675

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	77
EU Directive 2002/91/EC	
England & Wales	

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	
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