



# Sutherland Avenue

London, W9

Asking Price £1,100,000

Positioned on the upper two floors of a converted Victorian building is the bright and spacious three-bedroom apartment finished to a high specification throughout and spanning over 1100 square.

Set on Sutherland Avenue, the accommodation comprises a charming reception and kitchen with a vaulted ceiling and abundant natural light. A large master bedroom with plentiful storage and en-suite bathroom and two further double bedrooms, which are served by a large family bathroom.

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).



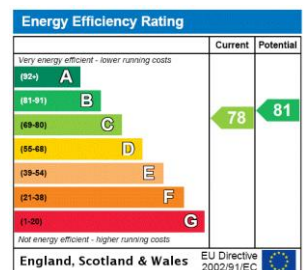
# Sutherland Avenue

London, W9

- A charming three bedroom apartment spanning over 1100 square feet.
- Finished to a high specification throughout.
- Benefitting from a Share in the Freehold.
- Abundantly bright and airy throughout.



**Tenure:** Share of Freehold 86 years 7 months  
**Service Charge:** £3,237.60 pa  
**Ground Rent:** £50 pa  
**Local Authority:** Westminster  
**Council Tax Band:** E

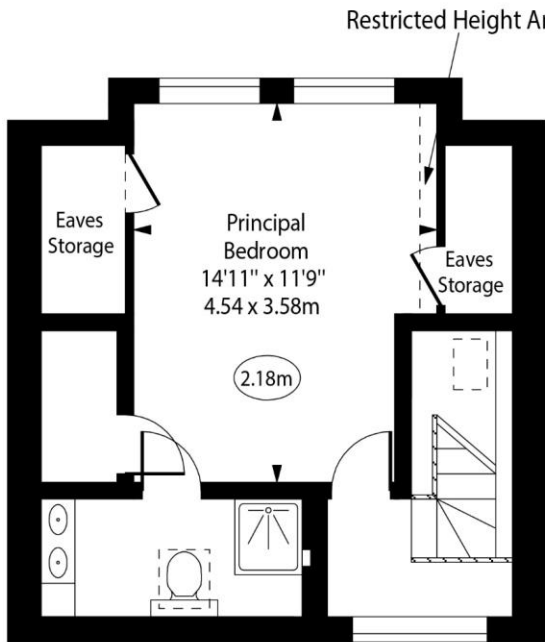


### Chestertons Little Venice Sales

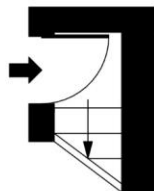
26 Clifton Road  
 Maida Vale  
 London  
 W9 1SX  
 littlevenice@chestertons.co.uk  
 020 7286 4632  
 chestertons.co.uk

# Sutherland Avenue, W9

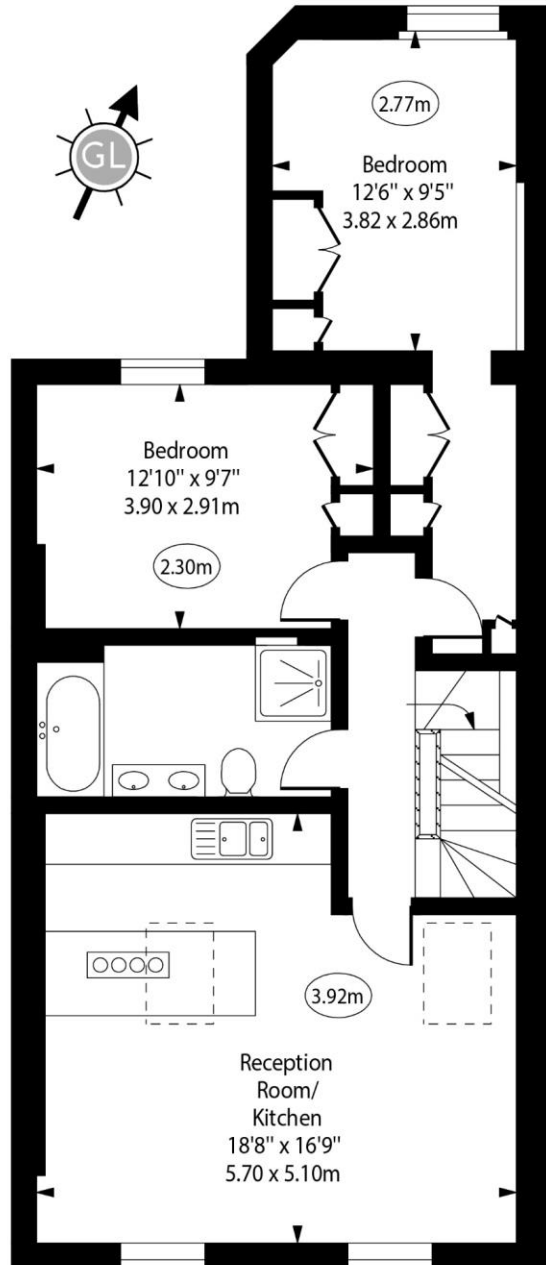
○ - Ceiling Height



Fourth Floor



Second Floor



Third Floor

Approx Gross Internal Area

1077 Sq Ft - 100.05 Sq M

Approx. Floor Area Including Restricted Heights

1120 Sq Ft - 104.05 Sq M

(Including Eaves Storage)

For Illustration Purposes Only - Not To Scale

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