



# Sutherland Avenue

Maida Vale, W9

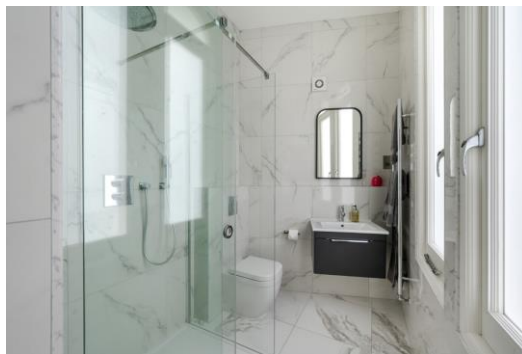
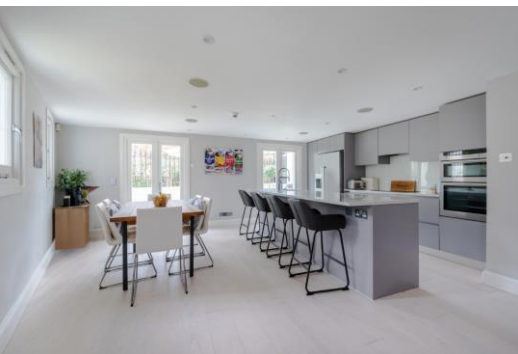
Asking Price £3,750,000

A unique house in Little Venice offering 2200 sq. ft. of accommodation over four floors with direct access to the stunning communal gardens.

There is an attractive approach to the property and once through the private entrance offers both formal and informal reception areas. Occupying the raised ground floor you have a dining room that leads into a separate spacious living room with great views. The lovely kitchen/breakfast/sitting room is also particularly gorgeous with two French doors leading to the patio and gardens. Adjoining this room there is also the added benefit of a cloakroom, laundry room and great storage, which can be seen throughout the property.

On the upper two floors, a spacious master bedroom includes a walk in wardrobe, en-suite shower room and air-conditioning. There are also three further large double bedrooms, two bathrooms (one en-suite). To the side of the property there is a private side passage that leads you to the rear large patio area that gives you direct access to the beautifully manicured communal gardens.

Situated in the heart of Little Venice, the property is ideally located for the shops, cafes in Clifton Road and Formosa Street and the underground at Warwick Avenue (Bakerloo line).



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- House
- Period
- Patio
- Communal garden
- Share of Freehold





**Tenure:** Share of Freehold 960 years 6 months

**Service Charge:** £0 with a Gardening Charge Contribution of £529.20 pa

**Ground Rent:** £0

**Local Authority:** City Of Westminster

**Council Tax Band:** H

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### *Chestertons Little Venice Sales*

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W9 1SX

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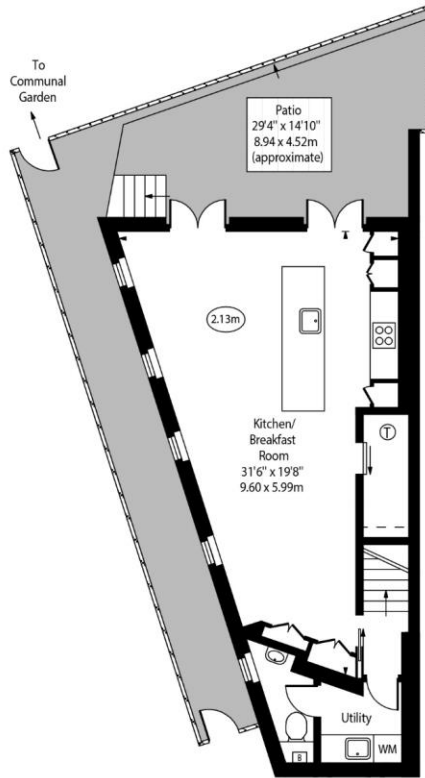
020 7286 4632

chestertons.co.uk

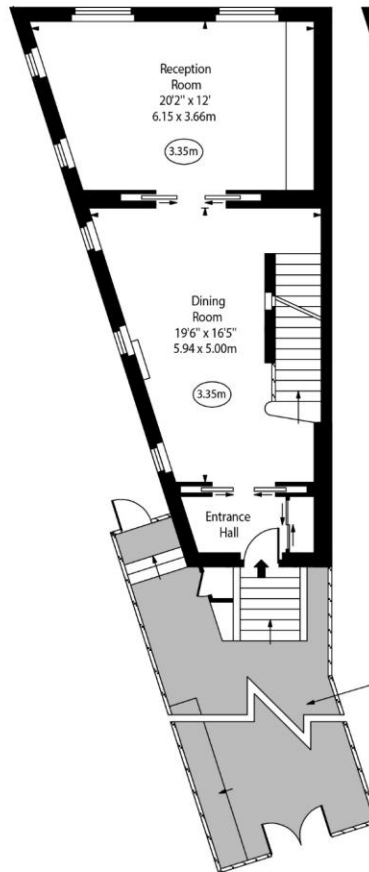
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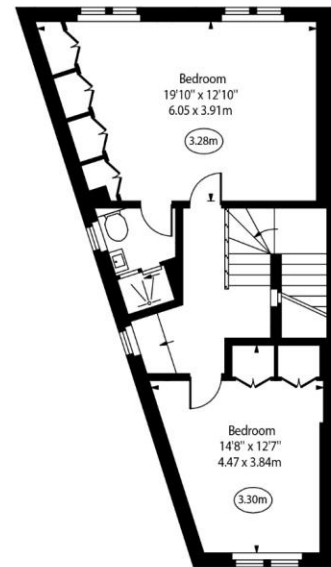
○ Ceiling Height



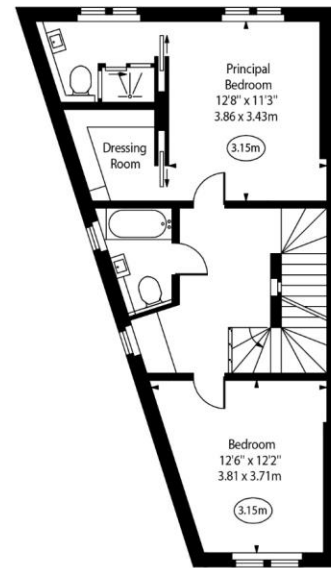
Lower Ground Floor



Ground Floor



Second Floor



First Floor

Approx Gross Internal Area 2211 Sq Ft - 205.40 Sq M

For Illustration Purposes Only - Not To Scale  
 www.goldlens.co.uk  
 Ref. No. 023331M

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