



Sutherland Avenue

Maida Vale, W9

Asking Price £2,000,000

This three double bedroom garden apartment on Sutherland Avenue has been tastefully decorated and finished to an exceptionally high standard, benefiting from unrivalled natural light due to the property's position at the end of a row of Victorian terraced houses.

The spacious kitchen with an island overlooks the apartment's well-kept private garden, and a set of Bifold doors opens up to a separate patio area. Leading off the kitchen is a large reception room with two further sets of Bifold doors, allowing for outstanding indoor-outdoor living. The three double bedrooms, two of which are ensuite, benefit from high ceilings, with the second bedroom's glass double doors allowing for direct access to the garden.

The apartment forms part of a handsome Victorian end of terrace house in the heart of Maida Vale, close to all local amenities, including the boutique shops and cafes on Clifton Road (approx. 0.5 miles), the famous Regent's Canal, and the Underground Station (approx. 0.3 miles) at Warwick Avenue (Bakerloo Line).



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- Stunning three bedroom apartment spanning approx. 1635 square feet.
- Finished to a spectacularly high standard and benefitting from a charming south facing garden.
- The apartment comes with a share in the freehold and long underlying lease.
- Bright and spacious throughout.



Tenure: Share of Freehold 146 years 6 months

Service Charge: £8,203 pa

Ground Rent: £0

Local Authority: City of Westminster

Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) A		
(81-93) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons Little Venice Sales

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Maida Vale

London

W9 1SX

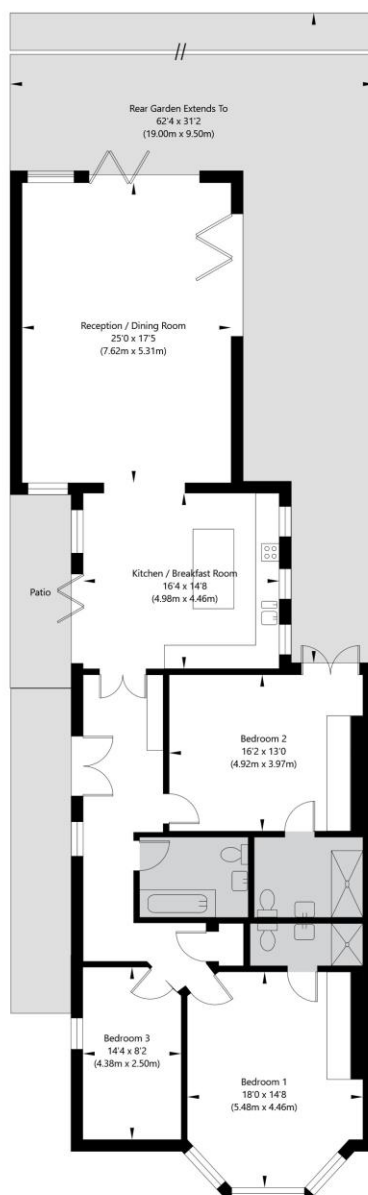
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Sutherland Avenue, London W9 2HG

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 151.92 SQ M / 1635 SQ FT



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THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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