



# Sutherland Avenue

Maida Vale, W9

£6,500 per month  
(£1,500 per week)

A charming 3 bedroom garden maisonette on one of Little Venice's prime residential avenues. This beautiful period apartment has the added benefit of a large private garden leading to some of the most sought after communal gardens in the area.



# Sutherland Avenue

Maida Vale, W9

- Charming Period Maisonette
- Three Double Bedrooms With Wooden Floors
- Large Reception Floors & Doors To Private Garden
- Prime Little Venice Residential Avenue
- EPC Rating E



A fabulous 3 bedroom garden maisonette in one of Little Venice's prime residential avenues. Light and airy the property comprises: sizeable double reception with wood floors & french doors to large private patio garden; modern kitchen/ diner; master Bedroom with large en-suite bathroom; 2 further double bedrooms; a shower room and a separate laundry/ utility room.

Moments from the cafes of both Formosa Street & Clifton Road, with Warwick Avenue a short walk away. Excellent access to town and Paddington Mainline Station.

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**Minimum Term:** 12 months  
**Deposit Required:** 6 weeks  
**Local Authority:** City Of Westminster  
**Council Tax Band:** C  
**EPC Rating:** C  
**Furnished**

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### *Chestertons Little Venice Lettings*

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London  
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02072662369  
chestertons.co.uk

Additional tenant charges apply (fees apply to non-AST tenancies only)  
Tenancy Agreement Fee: £300  
References per Tenant/Guarantor: £60  
Inventory check (approx. £100 – £250 inc. VAT)  
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