



Sutherland Avenue

London, W9

£4,996 per month
(£1,152.92 per week)

A lovely three bedroom plus study duplex on sought after road with private patio. Property comprises of large open plan living and kitchen area, study, WC, three double bedrooms and family bathroom.

CHESTERTONS



Sutherland Avenue

London, W9

- 3 Bedrooms + Study
- Private Patio
- Pet Friendly
- Duplex
- Great Family Home
- 1271 sqft
- EPC C



A well-proportioned three bedroom, plus a study duplex arranged over the ground and garden floors of an classic end of terrace Victorian house.

The property comprises large, open plan living area with modern kitchen, WC, study, three double bedrooms (master en-suite) and family bathroom. The property also boasts a private patio reached through bi-fold doors.

Sutherland Avenue is a sought after area due to the shops, cafes on Formosa Street (Approx. 0.2 miles) the famous regents canal and the underground (Approx. 0.3 miles) at Warwick Avenue (Bakerloo

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

Chestertons Little Venice Lettings

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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)
[chestertons.co.uk/property-to-rent/applicable-fees](https://www.chestertons.co.uk/property-to-rent/applicable-fees)

Sutherland Avenue, W9

Approximate gross internal area
118.08 sq m / 1271 sq ft
(Excluding Communal Storage)
Communal Storage
7.62 sq m / 82 sq ft



Key:
CH - Ceiling Height



705 sq ft
Lower Ground Floor



566 sq ft
Raised Ground Floor

