



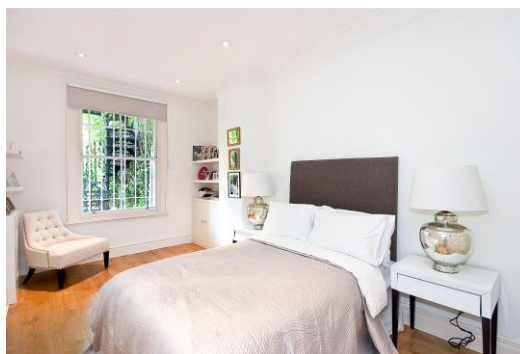
# Sutherland Avenue

Maida Vale, W9

£12,995 per month  
(£2,998.85 per week)

A beautiful four bedroom maisonette with private garden, leading to stunning communal gardens. With amazing ceiling height & windows on the upper floor & elegant reception overlooking the gardens. Finished to a high standard with wood floors. EPC D





# Sutherland Avenue

Maida Vale, W9

- Beautiful Period Conversion on Sutherland Avenue
- Four Double Bedrooms & 3 Stylish Bathrooms
- Fantastic Ceiling Height & Original Features
- Terrace, Private Garden & Sought After Communal Gardens
- Close to Cafes, Warwick Avenue Underground & Regents Canal
- EPC Rating D



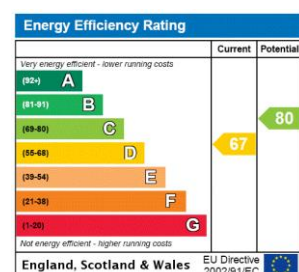


A beautiful four bedroom maisonette situated in a striking period conversion in the heart of Little Venice.

Arranged over two floors, the property features: Bright entrance hall, reception room with double height ceilings overlooking the garden, wonderful integrated kitchen with access to a terrace leading to the garden, dining room and mezzanine study. On the garden level are the 4 double bedrooms, two with en-suite bathrooms. There is a further family bathroom and additional cloakroom.

As well as the fantastic ceiling height on the upper floor, there are original windows and a lovely patio garden leading to the communal

**Minimum Term:** 12 months  
**Deposit Required:** 6 weeks  
**Local Authority:** City of Westminster  
**Council Tax Band:** F  
**EPC Rating:** D  
**Unfurnished**

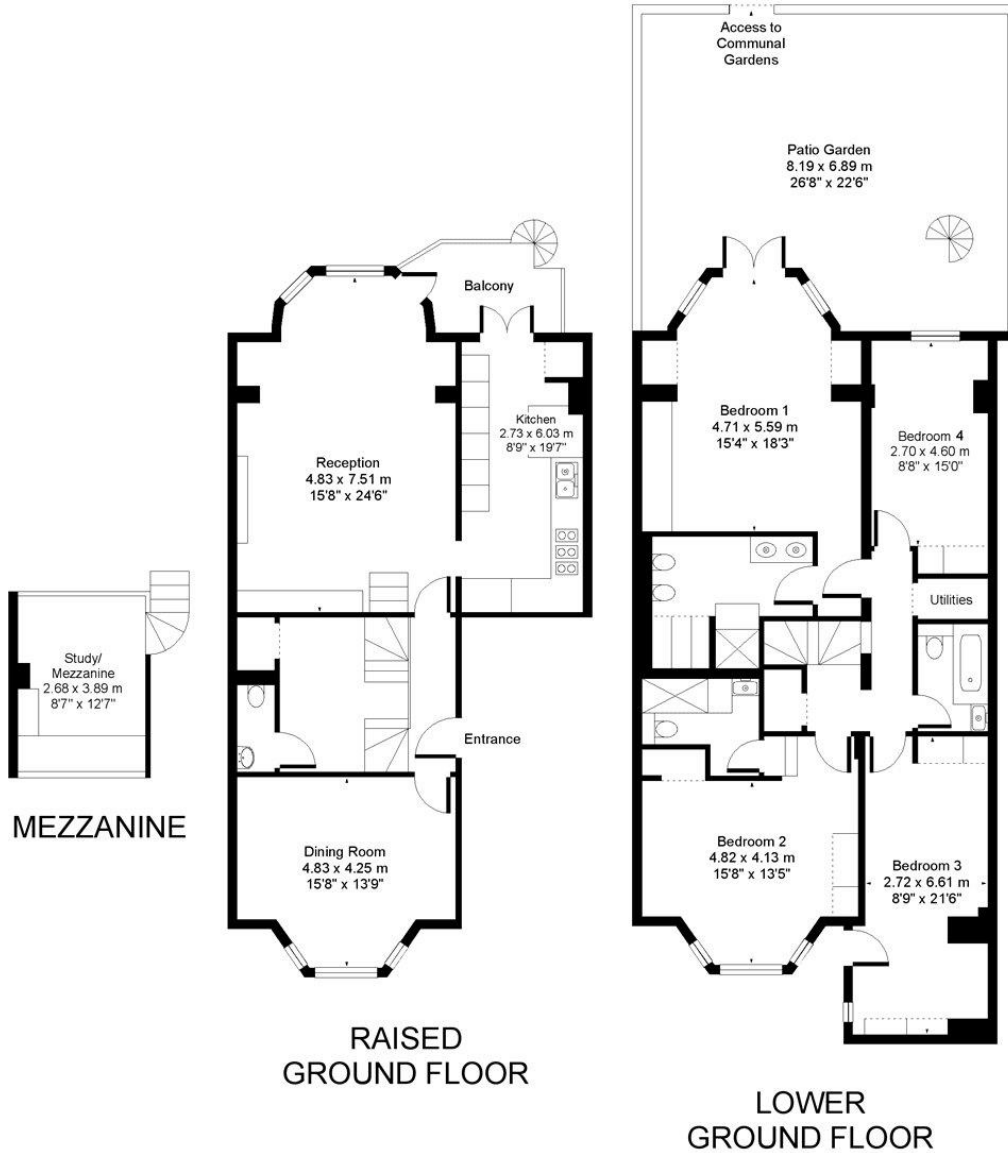


### *Chestertons Little Venice Lettings*

26 Clifton Road  
Maida Vale  
London  
W9 1SX  
littlevenicelettingsusers@chestertons.co.uk  
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

Sutherland Avenue  
W9



Approx. Gross Floor Area = 211 sq.meters • 2278 sq.feet

For illustrative purposes only. Measured and drawn in accordance to RICS guidelines. Not drawn to scale.  
Prepared by Swan Photography 01435 863908

