



Sutherland Avenue

Maida Vale, W9

£8,500 per month
(£1,961.54 per week)

A charming 3- 4 bedroom, duplex raised ground and garden maisonette set within a redbrick Victorian façade, enhanced by solid concrete walls and floors dating from 1989, a rarity for this area.

CHESTERTONS



Sutherland Avenue

Maida Vale, W9

- A stunning garden maisonette spanning approx. 1500 square feet with the unique benefit for only having garden views.
- The apartment comes with a private garden and direct access to the quiet and spacious Winston Amenity Communal Garden.



A charming 3-4 bedroom, duplex raised ground and garden maisonette set within a redbrick Victorian façade, enhanced by solid concrete walls and floors dating from 1989, a rarity for this area. The apartment exclusively overlooks the stunning Winston Amenity Garden, with no windows facing the street and no lower ground level. A spacious private garden provides direct access to the communal garden.

Spanning approximately 1500 square feet, with abundant natural light and verdant outlook the accommodation comprises a voluminous open plan renovated kitchen reception (with a useful separate utility space), which gives access to a large private garden

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Little Venice Lettings

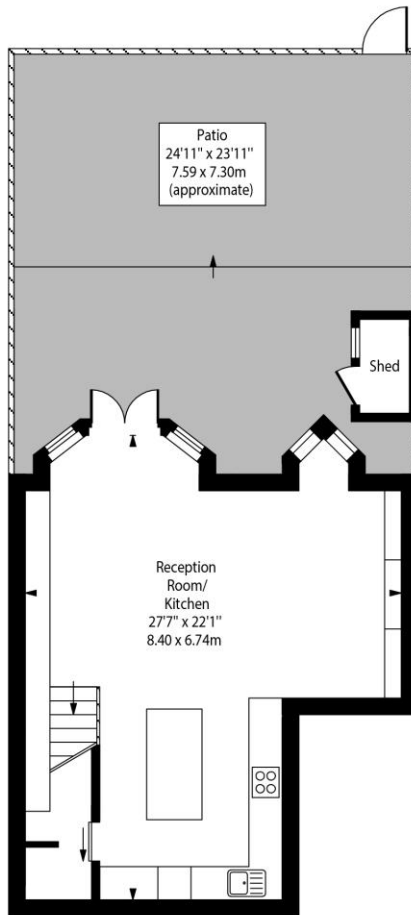
26 Clifton Road
Maida Vale
London
W9 1SX
littlenicelettingsusers@chestertons.co.uk
02072662369
chestertons.co.uk

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

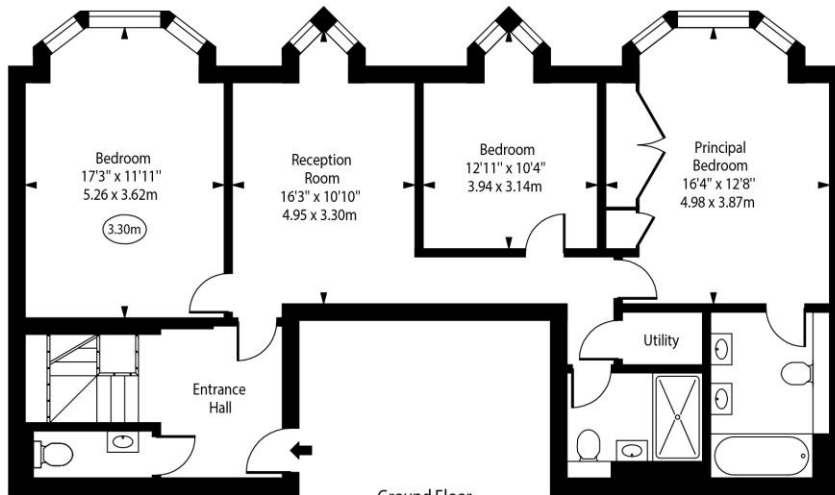
Sutherland Avenue, W9



○ - Ceiling Height



Lower Ground Floor



Ground Floor

Approx Gross Internal Area 1500 Sq Ft - 139.35 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 026914A

