



# Sutherland Avenue

London, W9

£10,500 per month  
(£2,423.08 per week)

We are delighted to present this special garden maisonette on Little Venice's Formosa Garden, offering approximately 1900 sqft with a private patio garden leading directly onto the beautiful communal gardens.

**CHESTERTONS**





# Sutherland Avenue

## London, W9

- Garden Maisonette
- Four Bedrooms
- Four Bathrooms
- Private Garden
- Formosa Communal Garden

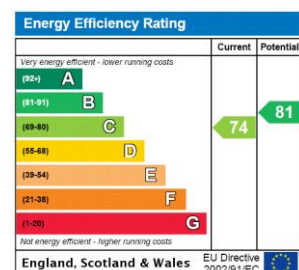




We are delighted to present this special garden maisonette on Little Venice's Formosa Garden, offering approximately 1900 sqft with a private patio garden leading directly onto the beautiful communal gardens. The property is offered in excellent condition after being fully refurbished.

The property comprises a stunning reception room featuring a large bay window and floor to ceiling crittall doors into the hallway to maximise the natural light, a galley kitchen with top of the range appliances with stairs leading down to the garden, four bedrooms and four bathrooms, including the principal bedroom that leads directly onto the private garden with a walk in dressing room and a

**Minimum Term:** 12 months  
**Deposit Required:** 6 weeks  
**Local Authority:** Westminster  
**Council Tax Band:** H  
**EPC Rating:** C  
**Unfurnished**



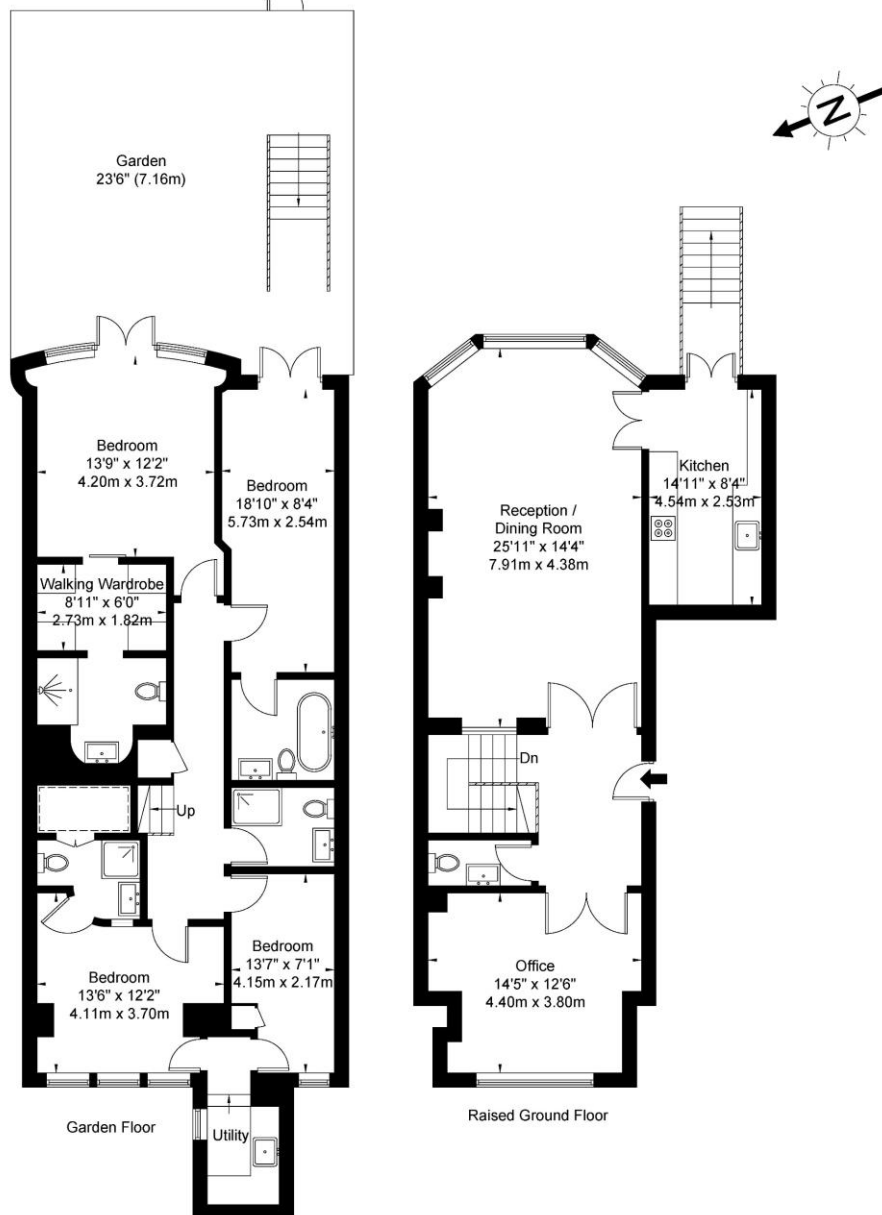
### *Chestertons Little Venice Lettings*

26 Clifton Road  
Maida Vale  
London  
W9 1SX  
littlevenicetlettingsusers@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 105 Wilton Road, W9 1ES

Approx. Gross Internal Area = 170.7 sq m / 1837 sq ft



Ref

Copyright

**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright @ BLEUPLAN

