



Sutherland Avenue

London, W9

£2,250 per month
(£519.23 per week)

Pet friendly! A charming one bedroom period garden flat. Comprising a lovely open plan kitchen/reception room with hardwood floors leading to a large private garden, a large double bedroom with built-in storage and a smart modern bathroom.

CHESTERTONS



Sutherland Avenue

London, W9

- Pet friendly!
- Attractive Period Conversion
- Large Private Garden
- Hardwood Flooring
- Pretty Residential Tree-lined Avenue



Pet friendly!

A charming one bedroom period garden flat that has recently been refurbished. Comprising a lovely open plan kitchen/reception room with hardwood floors leading to a large private garden, a large double bedroom with built-in storage and a smart modern bathroom.

Located at the upper end of Sutherland Avenue and within walking distance to cafes and Paddington Underground.

Minimum Term: 12 months
Deposit Required: 5 weeks
Local Authority: City Of Westminster
Council Tax Band: D
EPC Rating: C
Furnished, Part Furnished

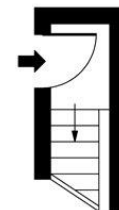
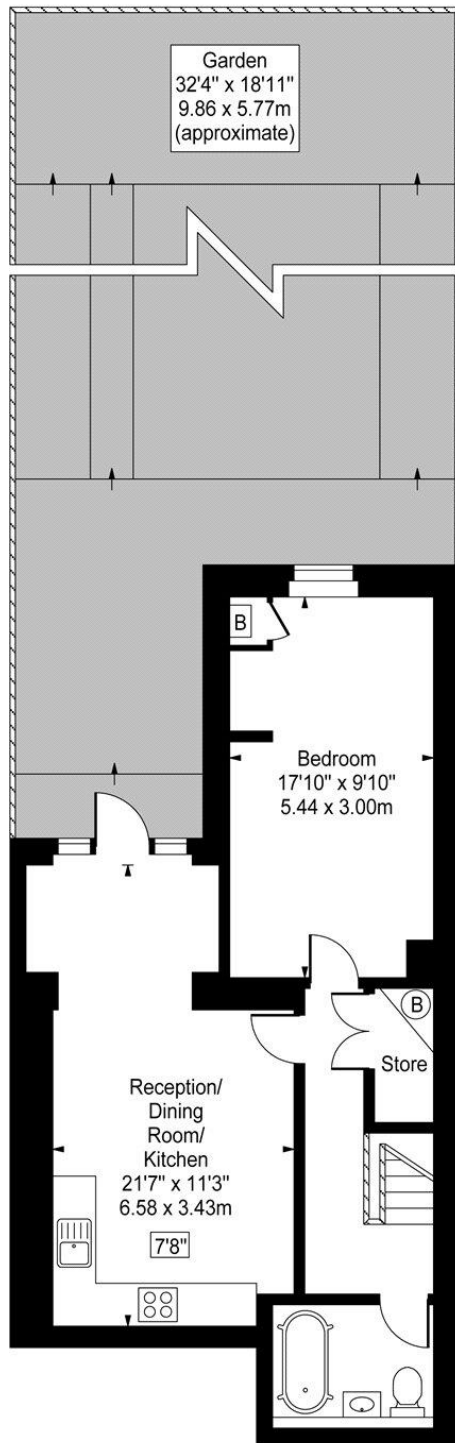
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	74	80
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Little Venice Lettings

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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



Lower Ground Floor

Ground Floor
Entrance

Approx Gross Internal Area **568 Sq Ft - 52.77 Sq M**

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
 Ref. No. 007383M

