



# Sutherland Avenue

London, W9

£4,950 per month  
(£1,142.31 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**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

### *Chestertons Little Venice Lettings*

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02072662369  
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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

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

