



**Sutherland Avenue, Maida Vale W9**

**£975,000**

Compton Reeback are pleased to offer this beautifully presented two double bedroom, two bathroom apartment situated on the first floor of this well maintained period terraced house. The flat boasts a south aspect main bedroom with built-in mirrored wardrobes and en-suite shower room, second bedroom with built-in wardrobes, family bathroom suite, a 22ft reception with open gas fire place, high ceilings, herringbone wood flooring and bay window with large sash windows leading through to a fully fitted kitchen with access to balcony. The flat also benefits from double glazed sash windows to rear rooms, views and access to the well landscaped communal gardens. Ideally located in this ever popular tree lined road Sutherland Avenue is within easy reach of both Maida Vale and Warwick Avenue (Bakerloo Lines) with Paddington Mainline further on, as well as numerous shops and cafes and Regents Canal. Council tax band F, Share of Freehold with 120 years from 29 September 1983, Service charge - £8,174.40 SOLE AGENTS.



# Sutherland Avenue, Maida Vale W9

Reception



Bedroom 1



Kitchen



En-suite Shower



Balcony



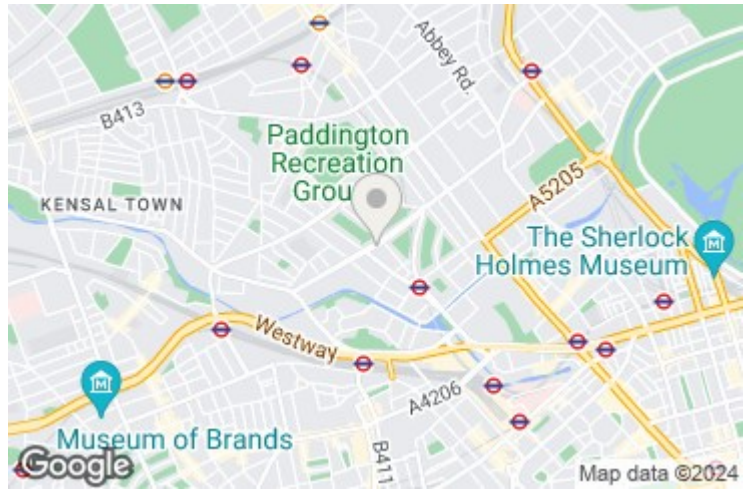
Bedroom 2





# Sutherland Avenue, Maida Vale W9

## Bathroom



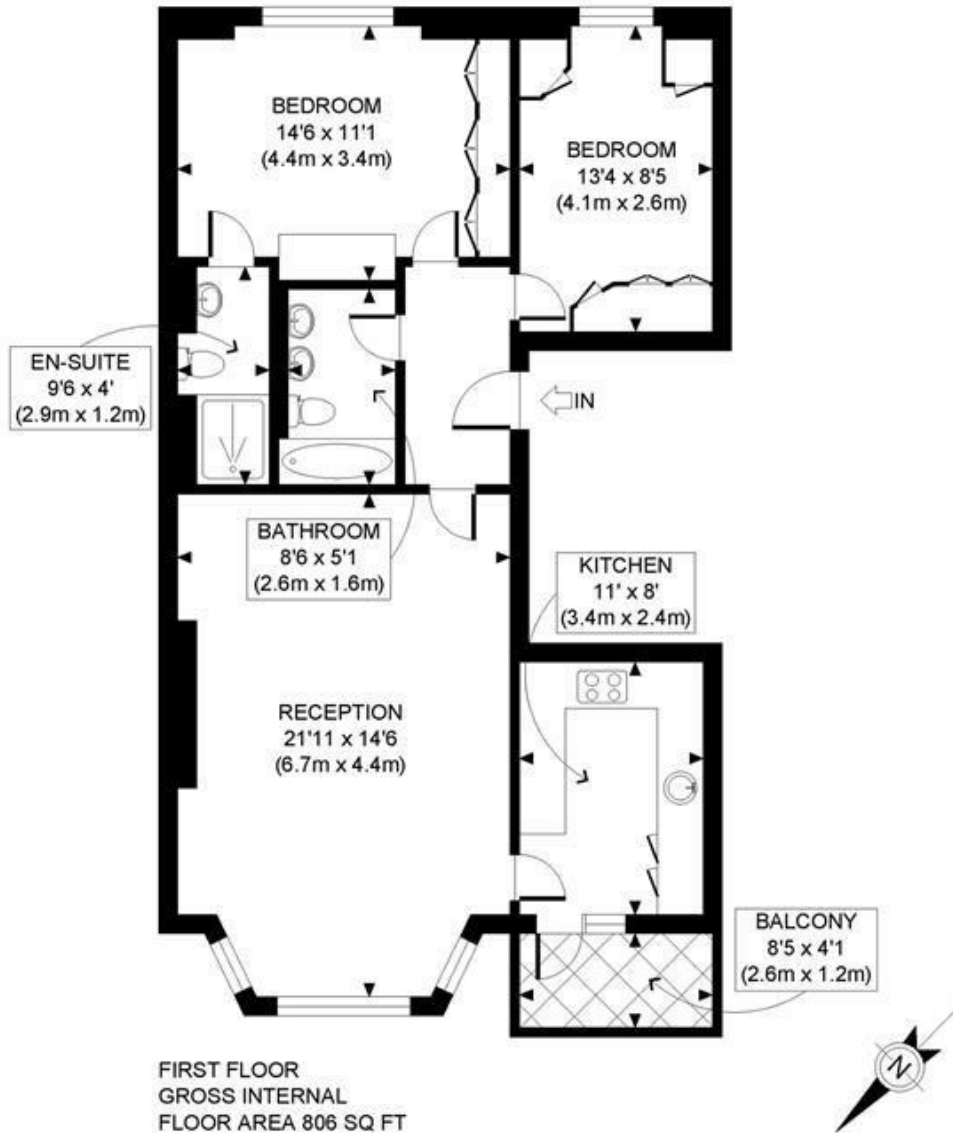
## Communal Gardens



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		82	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

## Exterior





APPROX. GROSS INTERNAL FLOOR AREA: 806 SQ FT/ 75 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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Est. 1995

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Directors: Brian Compton & Julian Reeback

**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.48cm (centimeters), 1m (one meter) = 3.29'(feet)

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