



## Sutherland Avenue, London W9

Asking Price £1,575,000

Compton Reeback are pleased to present this beautiful and rare to the market split level three bedroom apartment with an array of unique features set on the popular tree lined Sutherland Avenue. This modern and bright apartment boasts own entrance, a private garden, Modern kitchen & bathrooms and wood flooring throughout. The property is located close to an array of shops and cafes whilst both Warwick Avenue and Maida Vale Stations (Bakerloo Line) are just a short walk away. Share of Freehold with 85 years remaining, Service Charge £1000 per annum, Council Tax Band E. \*Please note the vault is not in the demise of the lease. SOLE AGENTS.

# Sutherland Avenue, London W9

**Kitchen / Dining Area**



**Garden**



**Dining Area**



**Master Bedroom**



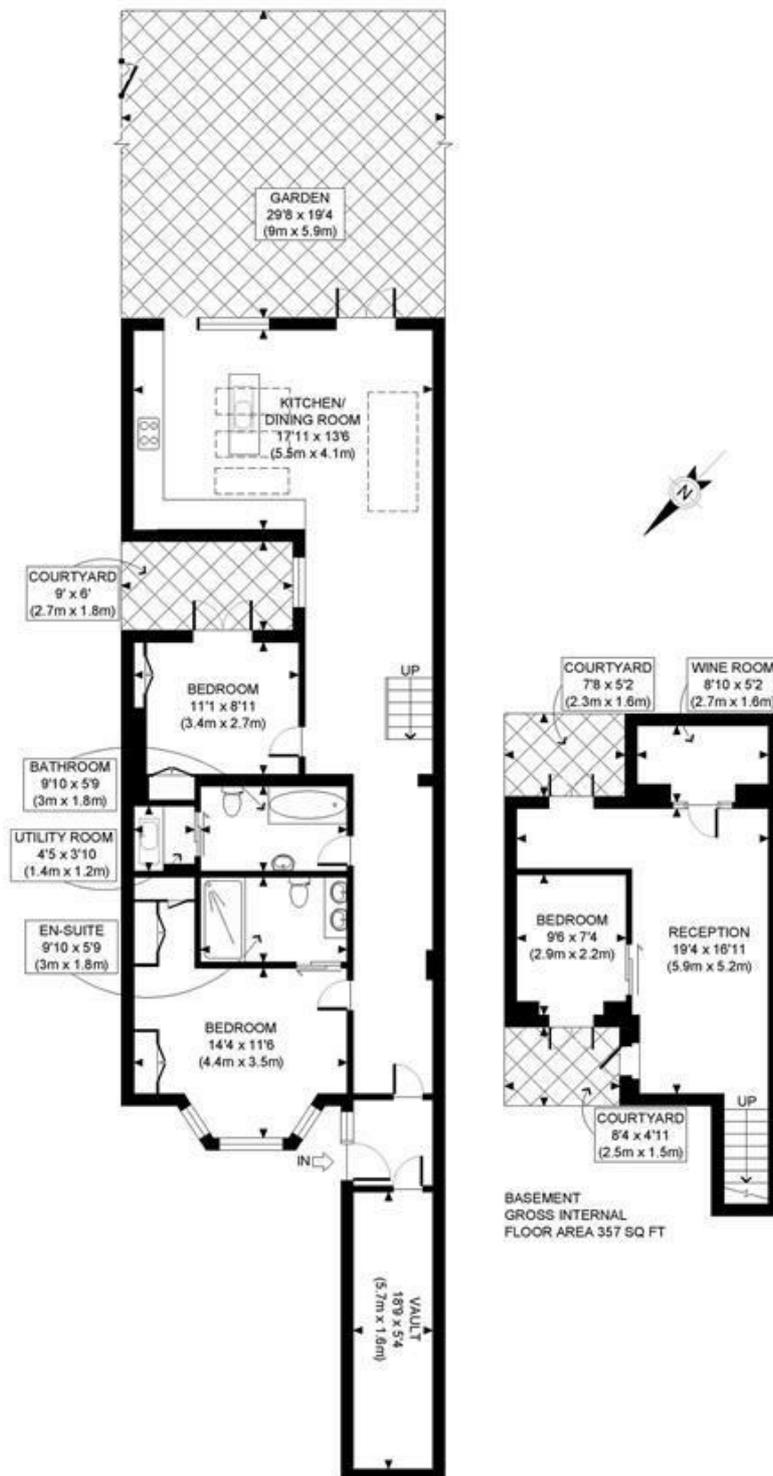
**Reception**



**Bedroom**







LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA WITH VAULT 1079 SQ FT  
FLOOR AREA WITHOUT VAULT 976 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH VAULT: 1436 SQ FT/ 133 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT VAULT: 1333 SQ FT/ 124 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.

**MAIDA VALE**

75 Castellain Road  
Maida Vale

London W9 1EU

T 020 7266 5000

F 020 7266 1119

E w9@comptonreeback.co.uk

Est. 1995

Registered Name: Compton Reeback Limited Registration Number: 6880098  
Registered Office: 75 Castellain Road, Maida Vale, London W9 1EU

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)

[comptonreeback.co.uk](http://comptonreeback.co.uk)