



Sutherland Avenue, London W9

£3,250 Per Month

We are delighted to offer this spacious and bright top floor 3 double bedroom duplex apartment within this period building. The property offers a good reception room opening to kitchen with door to balcony / terrace, main bedroom on top floor with fantastic storage, fitted bathroom. The apartment is positioned on Sutherland Avenue with local shops and restaurants along Shirland Road and Formosa Street together with Warwick Avenue underground station (Bakerloo Line) being close by.

THE PROPERTY DOES HAVE AN HMO LICENCE - SHARER FRIENDLY.

Available from End of July 2025. Offered on a Part-furnished basis.
EPC Rating: D | Council Tax: Westminster Band D

Sutherland Avenue, London W9

Reception room:



Bedroom 3:



Kitchen:



Bathroom:



Bedroom 2:



Balcony / Terrace



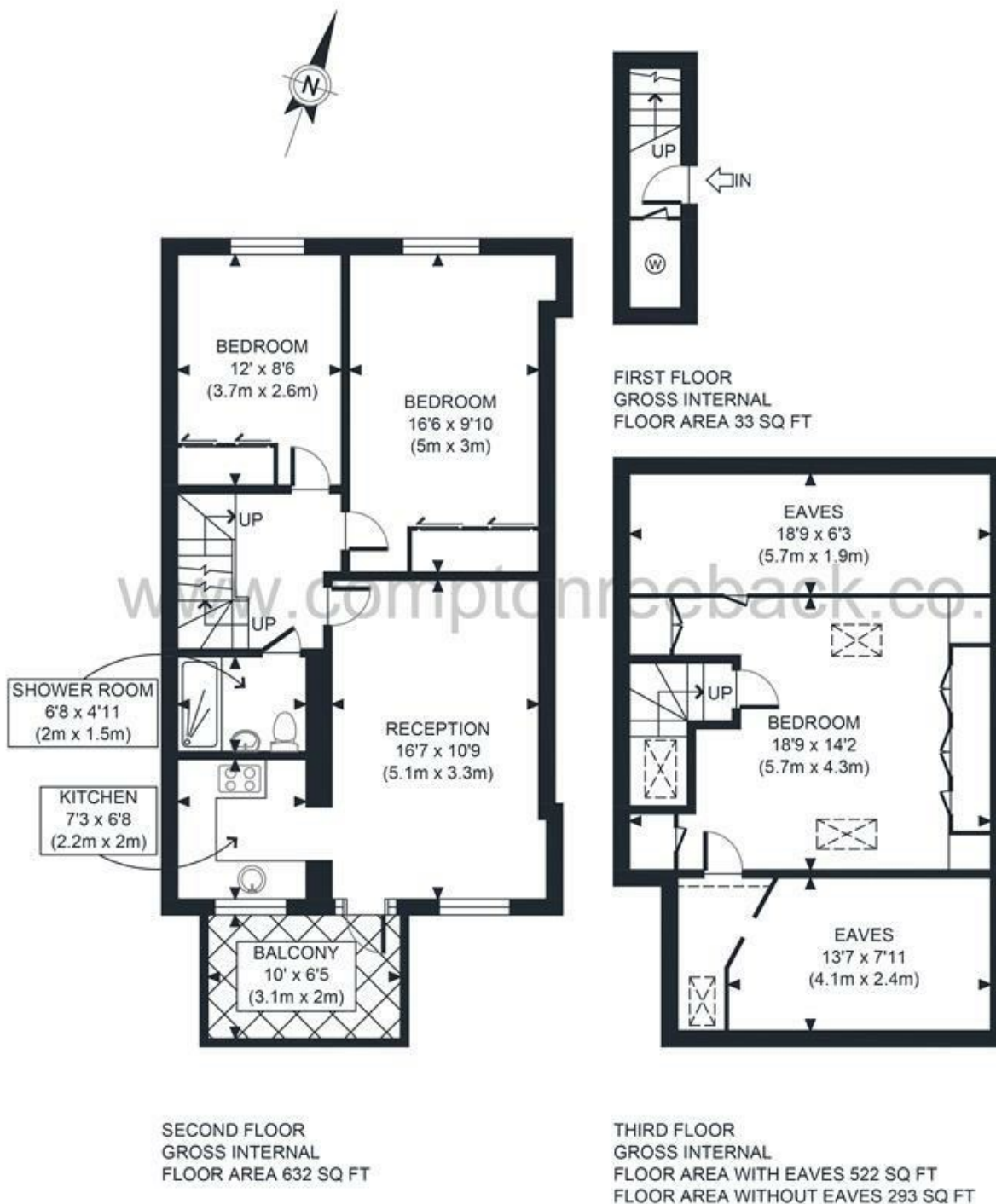
Exterior:

Bedroom1:



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | 70 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |



| | |
|---|-------------------|
| APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1187 SQ FT / 110 SQM | Sutherland Avenue |
| APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 958 SQ FT / 89 SQM | date 07/12/21 |
| Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation | photoplan |

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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