



Sutherland Avenue, Maida Vale W9 £625,000 Subject to contract

A spacious top-floor apartment, set within a charming period conversion in prime Maida Vale.

The property features two bathrooms, including one en-suite, a bright reception room with access to a private balcony, a family bathroom and a fully fitted kitchen. Circa 754 sq ft (70 sq m)

Ideally located close to public transport links, including Warwick Avenue and Maida Vale stations on the Bakerloo Line. Paddington Station is also within easy walking distance, making this an excellent choice for those seeking convenience and character in a prime London location



Sutherland Avenue, W9



Approx. Gross Internal Area: 754 ft² ... 70.0 m²

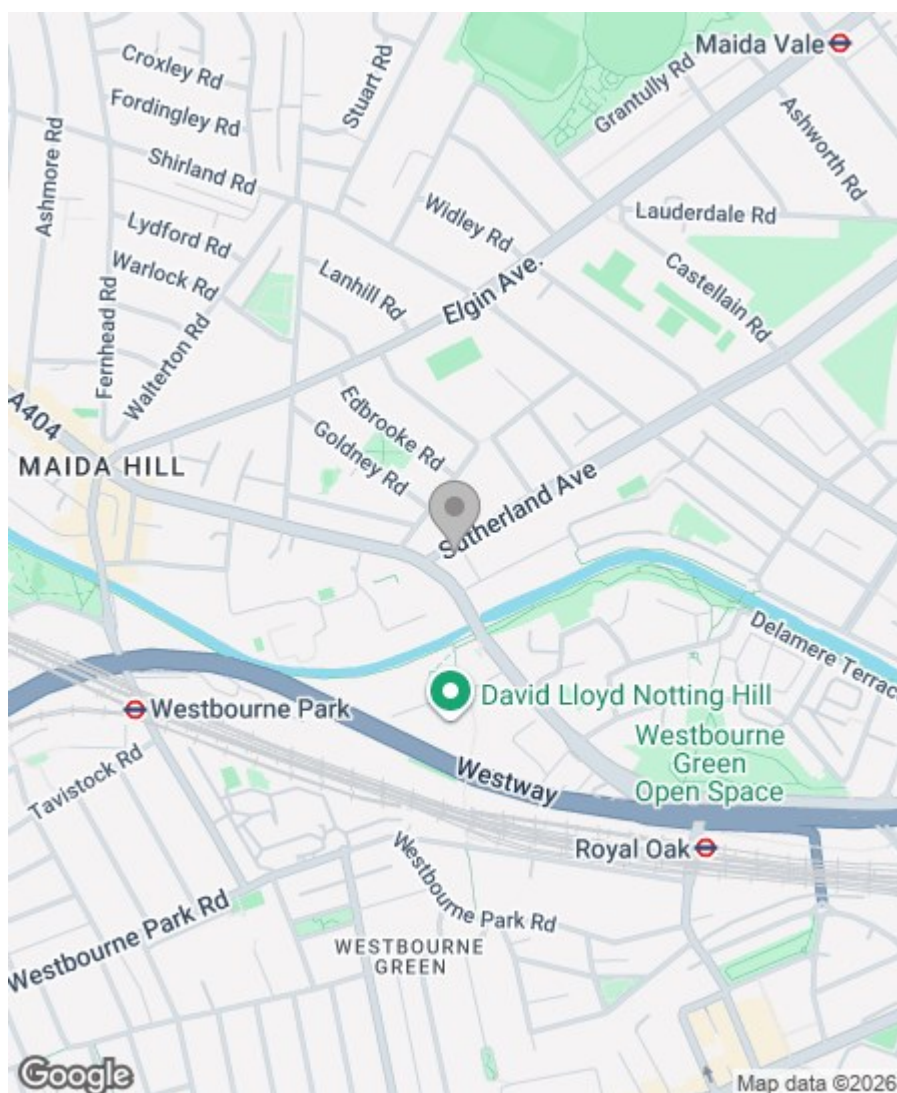
All measurements and areas are approximate only.
Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.

Property Overview

Location	Maida Vale, W9
Price	£625,000
Bedrooms	2
Bathrooms	2
Receptions	1
Tenure	Share of Freehold
Council	
Tax Band	F
Current Ground Rent	NA
Service Charge	circa £5500 per annum
Term	Underlying lease to 2114

Key Features

- Bright & Open Reception
- Semi open fully fitted Kitchen
- 2 Bathrooms
- 2 Bedrooms
- Share Of Freehold
- Excellent Location
- Private Balcony



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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