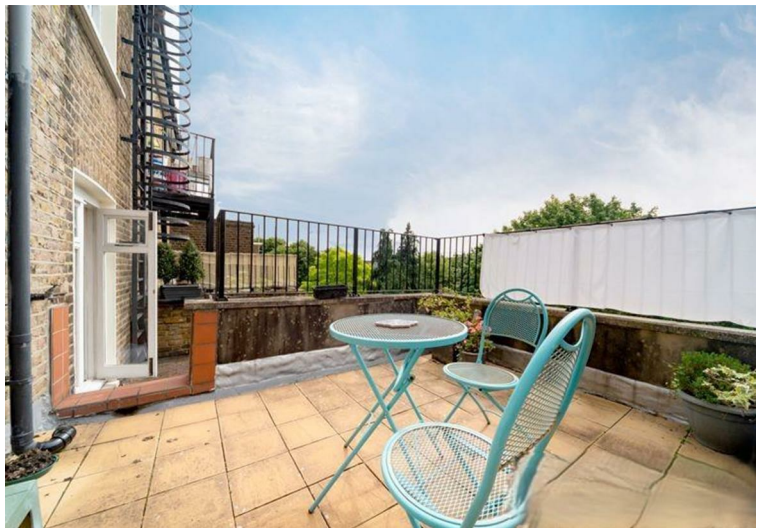
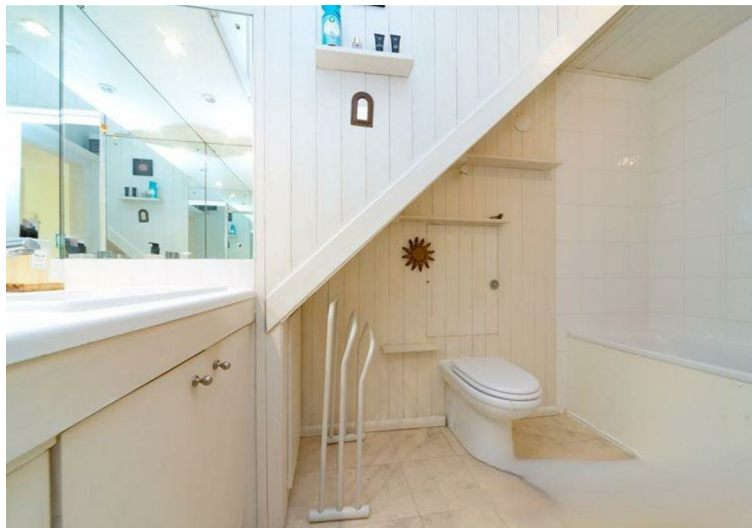




Sutherland Avenue, Maida Vale, W9 £595,000 Subject to contract

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

The home features two generously sized bedrooms, a sleek contemporary bathroom, and a beautifully designed kitchen complete with premium fittings and integrated appliances. One of the property's standout features is the access to a private roof terrace. Circa 603 sq ft (56 sq m)



Sutherland Avenue, W9



Approx gross internal area : 603 sq ft - 56.1 sq m

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy

However all measurements are approximate.

The floor plan is illustrative purposes only and is not to scale

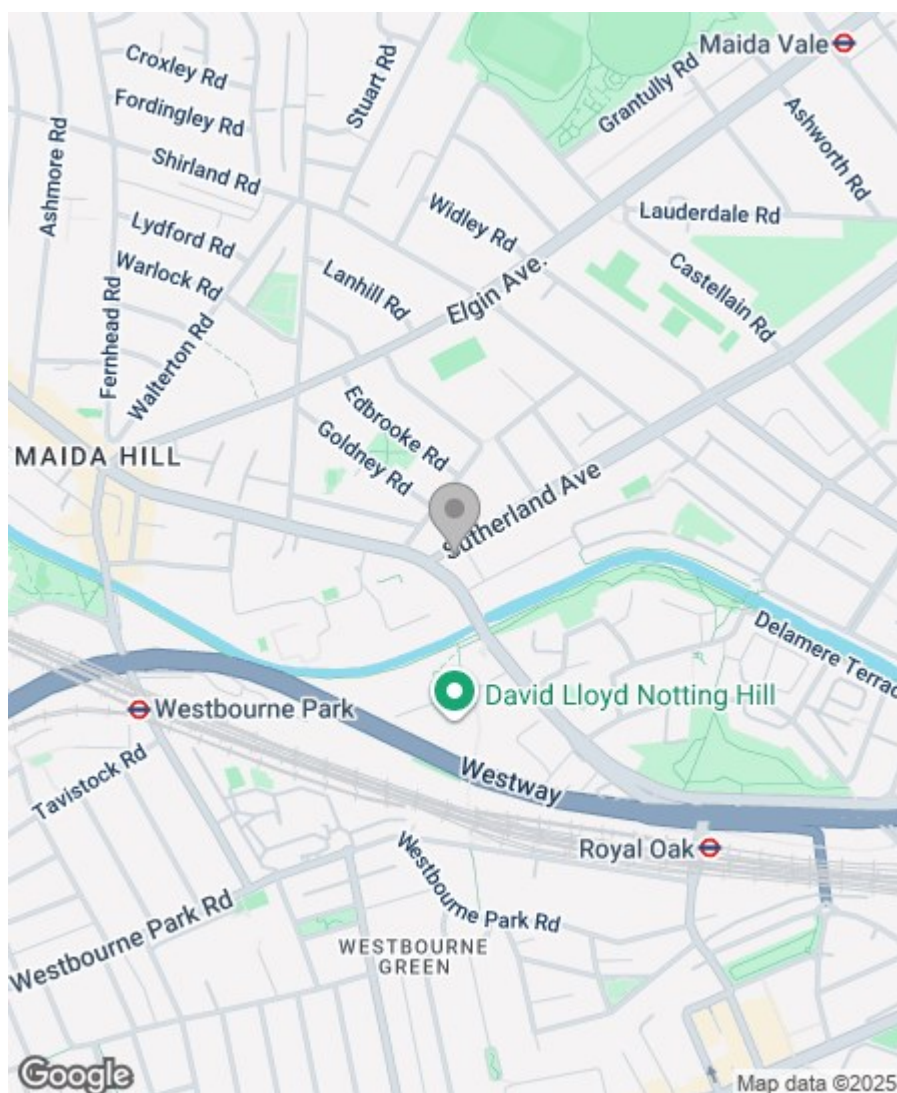
www.tomelphotography.co.uk

Property Overview

Location	Maida Vale, W9
Price	£595,000
Bedrooms	2
Bathrooms	1
Receptions	1
Tenure	Share of Freehold
Council	
Tax Band	D
Current Ground Rent	NA
Service Charge	circa £900 per annum
Term	Underlying lease to 2141

Key Features

- Bright & Open Reception
- Modern fully fitted Kitchen
- 1 Bathrooms
- 2 Bedrooms
- Share Of Freehold
- Excellent Location
- Private Roof Terrace



Energy Efficiency Rating

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

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We are members of



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any 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 and cannot 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) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).