



# Sutherland Avenue

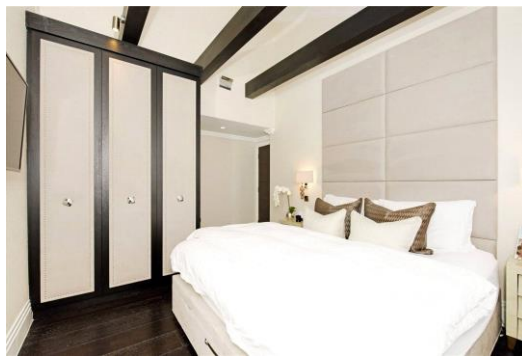
London, W9

£3,500 per month  
(£807.69 per week)

A stunning two bedroom flat over the upper two floors of a period conversion backing onto a communal garden. This wonderfully bright apartment is finished to a very high standard.

CHESTERTONS





# Sutherland Avenue

London, W9

- Bedroom
- Bathroom
- Kitchen
- Reception Room
- Communal Garden



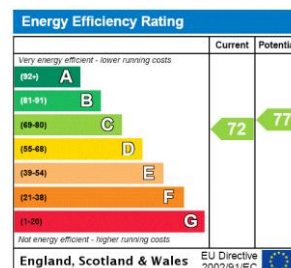


A stylish and bright two bedroom interior designed duplex apartment arranged over the upper floors, set within an imposing red brick residence with a communal garden to the rear.

This wonderful apartment has been meticulously renovated and remodelled extending to 1149 sq ft. Finished to an extremely high standard, the property comprises a reception room, open plan kitchen/dining room, principal bedroom with en-suite bathroom, further double bedroom, shower room.

Sutherland Avenue is superbly located to take advantage of the amenities of both Little Venice and Maida Vale.

**Minimum Term:** 12 months  
**Deposit Required:** 5 weeks  
**Local Authority:** City Of Westminster  
**Council Tax Band:** F  
**EPC Rating:** D  
**Furnished**

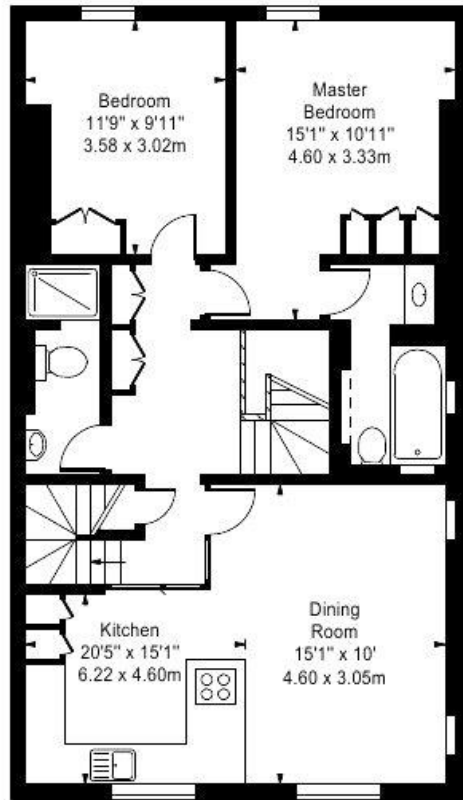


### *Chestertons Little Venice Lettings*

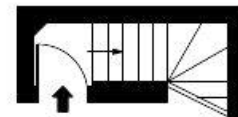
26 Clifton Road  
Maida Vale  
London  
W9 1SX  
littlevenicelettingsusers@chestertons.co.uk  
02072662369  
chestertons.co.uk

Additional tenant charges apply (fees apply to non-AST tenancies only)  
Tenancy Agreement Fee: £300  
References per Tenant/Guarantor: £60  
Inventory check (approx. £100 – £250 inc. VAT)  
chestertons.co.uk/property-to-rent/applicable-fees

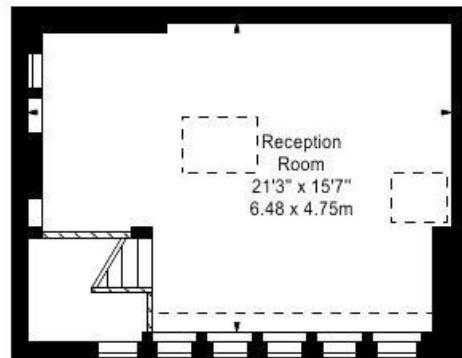
Sutherland Avenue, W9



Third Floor



Second Floor  
Entrance



Fourth Floor

Approx Gross Internal Area

1149 Sq Ft - 106.88 Sq M

Approx Floor Area Including Restricted Heights

1162 Sq Ft - 108.09 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.23378

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

