



# Sutherland Avenue

London, W9

£5,850 per month  
(£1,350 per week)

A spectacular top floor duplex with private roof terrace offering 360 degree views. The property comprises of spacious reception, integrated kitchen, Master bedroom, 3 further bedrooms, family bathroom and lovely conservatory. EPC rating E.

CHESTERTONS





# Sutherland Avenue

## London, W9

- Pet friendly
- Stylish Duplex Period Conversion
- Large Reception & Private Roof Terrace
- Four Bedrooms, Two Contemporary Bathrooms & Conservatory
- Moments To Warwick Avenue Underground
- EPC Rating E

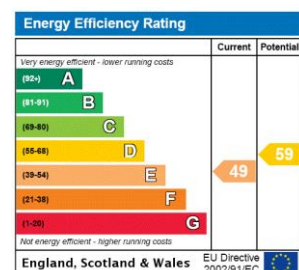




A spectacular top floor duplex apartment with private roof terrace offering 360 degree views of the London skyline. The property comprises of: Entrance on the 2nd floor, Master bedroom with walk in wardrobe through to stylish en-suite and second double bedroom.

Over the third floor the property consists of spacious reception with wooden floors, third and fourth double bedrooms and semi-open plan integrated kitchen and family bathroom. There is a further conservatory leading to a stunning private roof terrace with views of the Shard and Wembley as well as having access to the beautiful communal gardens.

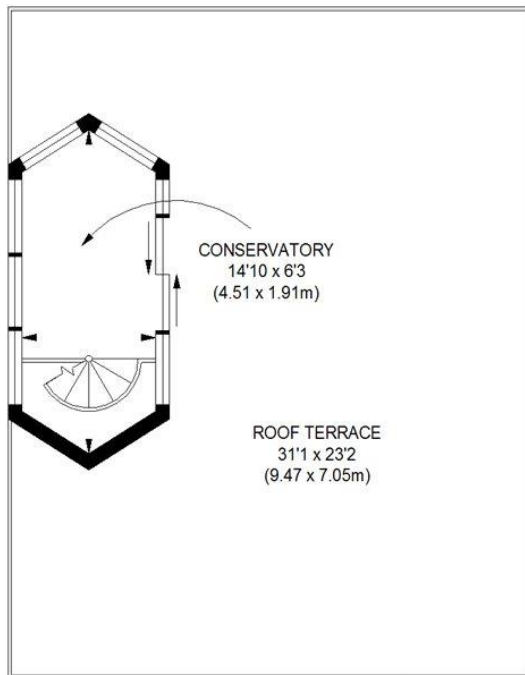
**Minimum Term:** 12 months  
**Deposit Required:** 6 weeks  
**Local Authority:** Westminster City Council  
**Council Tax Band:** G  
**EPC Rating:** E  
**Unfurnished**



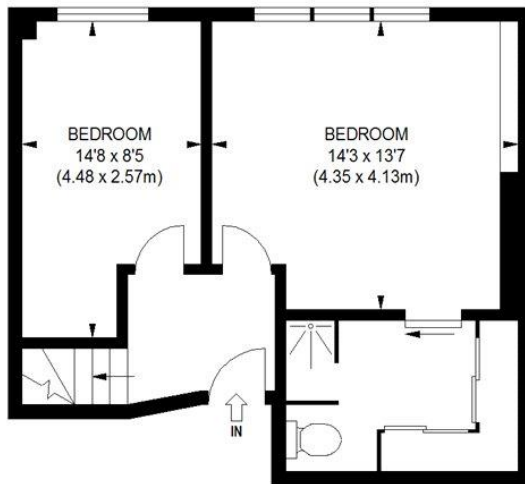
### *Chestertons Little Venice Lettings*

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Maida Vale  
London  
W9 1SX  
littlevenice@chestertons.co.uk  
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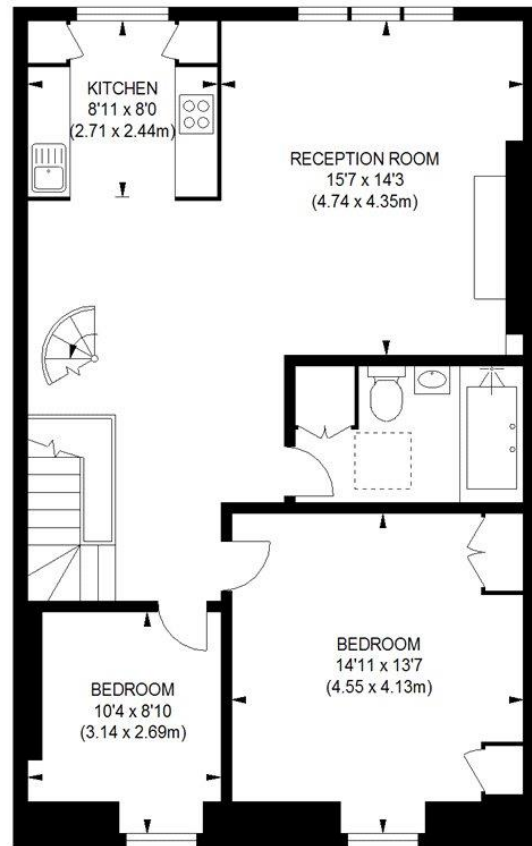
Additional tenant charges apply (fees apply to non-AST tenancies only)  
Tenancy Agreement Fee: £300  
References per Tenant/Guarantor: £60  
Inventory check (approx. £100 – £250 inc. VAT)  
chestertons.co.uk/property-to-rent/applicable-fees



ROOF TERRACE



SECOND FLOOR



THIRD FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1379 SQ FT / 128.11 SQ M

Illustration for identification purposes only, not to scale  
All measurements are maximum, and includes wardrobes and window bays where applicable  
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