



# Sutherland Avenue

London, W9

£3,500 per month  
(£807.69 per week)

This bright and spacious two bedroom apartment is situated on the second floor within this impressive period conversion. The property comprises; spacious reception room, separate kitchen, two double bedrooms and three piece bathroom suite.

**CHESTERTONS**



# Sutherland Avenue

London, W9

- Lovely Period Conversion
- Two Large Bedrooms & Newly Fitted Bathroom
- Large Reception, Separate Kitchen & Access To Communal Gardens
- Moments To Maida Vale

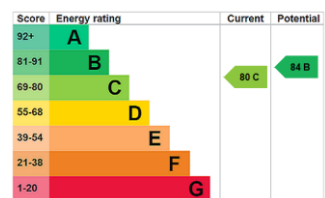


This bright and spacious two bedroom apartment is situated on the second floor within this impressive period conversion. The property comprises; spacious reception room, separate kitchen, two double bedrooms and three piece bathroom suite.

This spacious apartment further benefits; ample storage, spacious accommodation throughout, an abundance of natural light and access to beautiful communal gardens. The property is offered unfurnished and available at the beginning of August.

The flat is moments to the amenities of Clifton Road and close to Maida Vale underground station servicing the Bakerloo line.

**Minimum Term:** 12 months  
**Deposit Required:** 5 weeks  
**Local Authority:** Westminster  
**Council Tax Band:** G  
**EPC Rating:** C  
**Unfurnished**



### *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](http://chestertons.co.uk/property-to-rent/applicable-fees)



## Sutherland Avenue, W9

Approximate Gross Internal Area

79.79 sq m / 859 sq ft

( CH = Ceiling Heights )

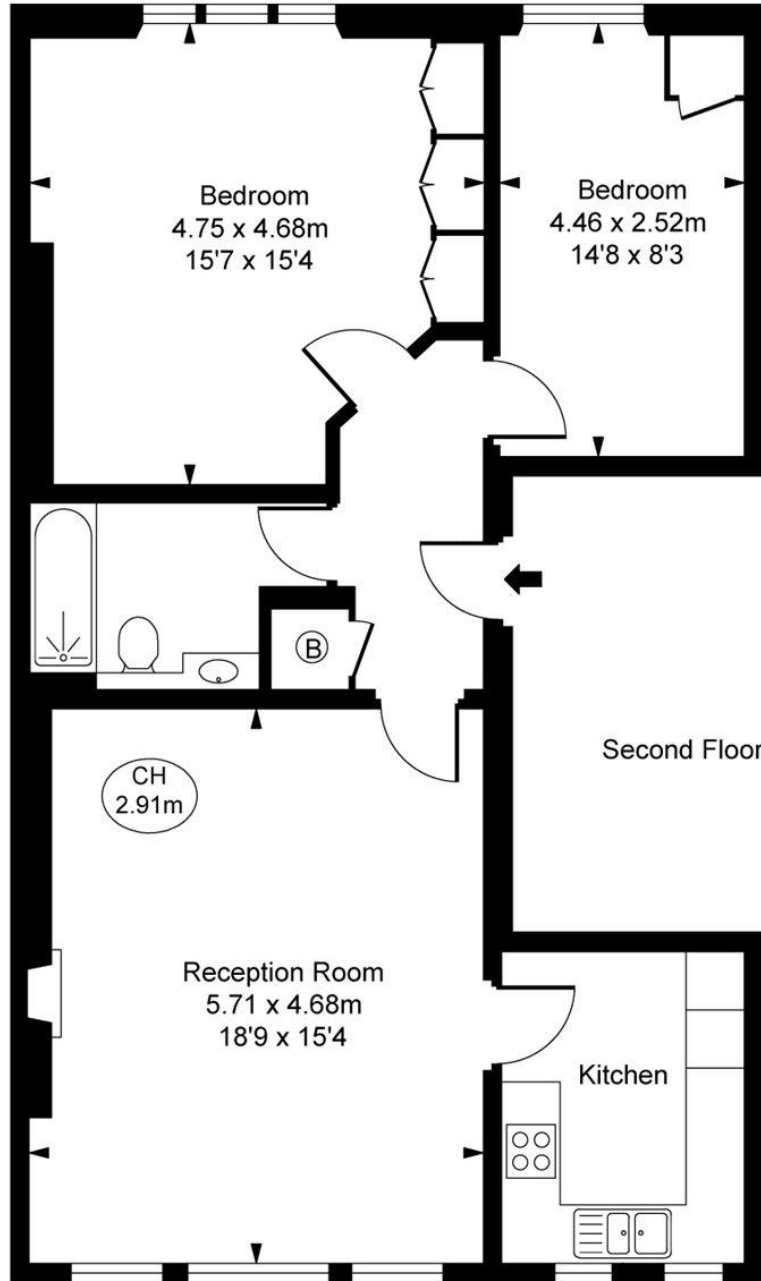


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.



This paper is  
100% recyclable