



Sutherland Avenue

London, W9

Asking Price £1,450,000

Positioned on the garden level of a red brick Victorian conversion is this delightful, beautifully finished 2 bedroom apartment benefitting from a private patio and access to the ever popular Winston amenity garden.

The property comprises of a bright reception leading directly to private patio and on to the communal gardens, a modern integrated kitchen, master bedroom with plentiful storage and en-suite shower room, second double bedroom and further cloakroom. There is ample storage space, wooden floors and moments to Warwick Avenue. A third bedroom can be created in the vault area with the relevant permissions. The current owners have had extensive plans drawn up which are available from the agent.

Sutherland Avenue is conveniently situated moments from all the amenities of Little Venice and close to excellent transport links including both Maida Vale and Warwick Avenue underground stations.

CHESTERTONS



Sutherland Avenue

London, W9

- A stunning two bedroom garden apartment spanning approx. 1160 feet.
- The apartment benefits from a private patio and direct access to the Winston Amenity Communal Garden beyond.
- Benefitting from a share in the freehold.
- A third bedroom can be created in the vault area subject to the relevant permissions. Plans available from the agent.

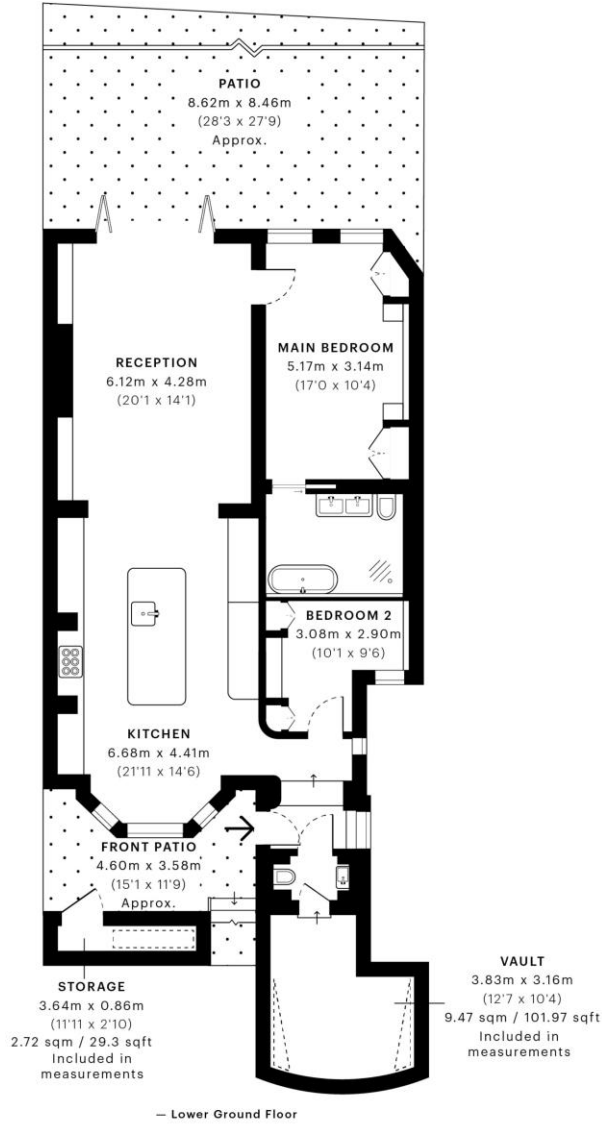


Tenure: Share of Freehold
Service Charge: £5,042.36 pa
Ground Rent: £0
Local Authority: City of Westminster
Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	71 C
39-54	E		
21-38	F		
1-20	G		

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GROSS INTERNAL AREA (GIA)
The footprint of the property
108.01 sqm / 1162.61 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
100.37 sqm / 1080.37 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Linked use area under 1.5 m
2.88 sqm / 31.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

PHS 38 RESIDENTIAL 108.57 sqm / 1168.84 sqft
PHS 3C RESIDENTIAL 102.21 sqm / 1105.18 sqft

SPEC ID 563a071c95de3cd0de5378916

