

## Sutherland Avenue, London W9

**£375,000**

A well-presented, bright first-floor studio apartment forming part of a beautiful period house, located in the heart of this sought-after area of Maida Vale. The property is split-level and offers a spacious studio room with high ceilings and double doors opening onto a Juliette balcony, stairs leading off to a separate fully fitted kitchen and a modern bathroom. Sutherland Avenue is ideally located close to Warwick Avenue Underground Station, the open spaces of Paddington Recreation Ground as well as the shops and cafes of Lauderdale Parade and Castellain Road. Share of Freehold with 994 year lease. Service charges £1934 pa. Ground rent N/A, Council tax band B.

# Sutherland Avenue, London W9

Studio Room



Juliette balcony



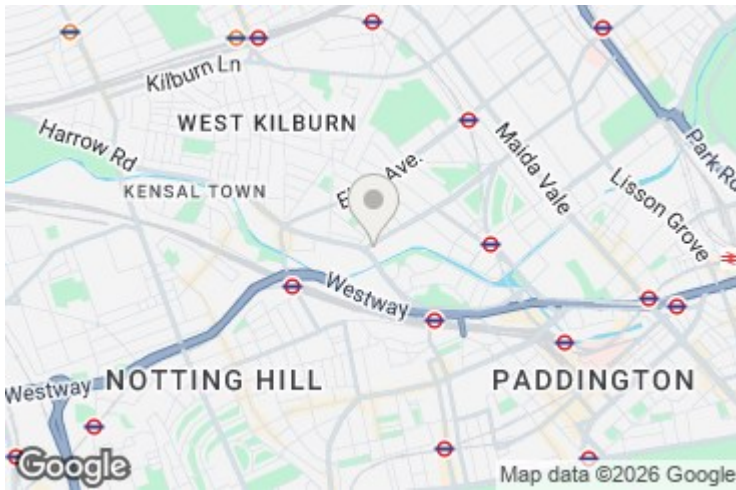
Kitchen



Exterior



Bathroom

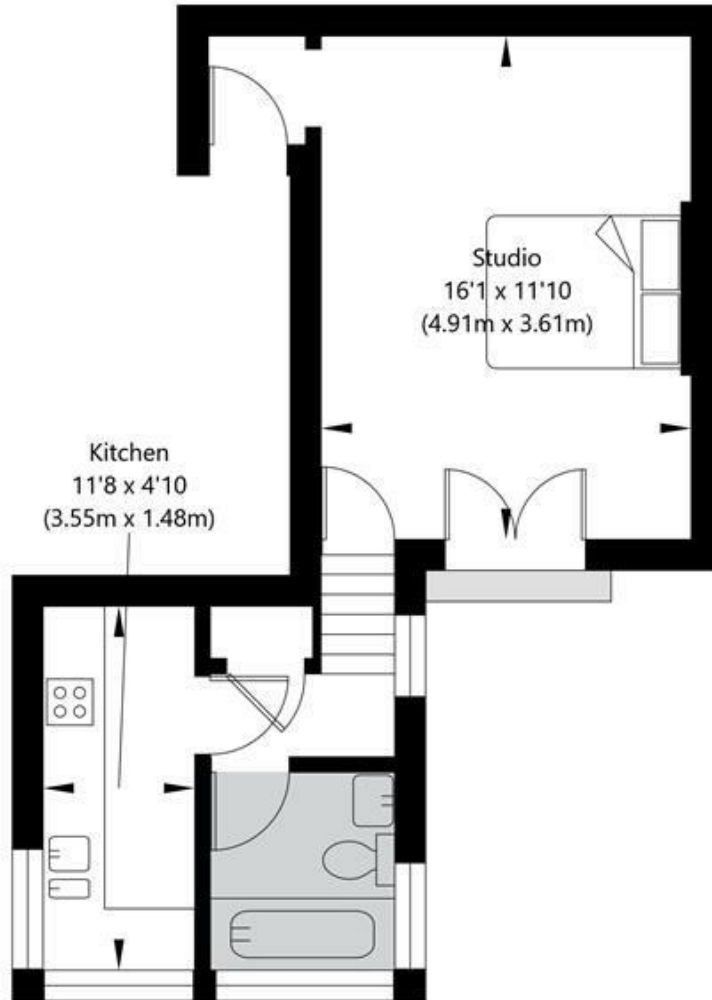


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	75
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Sutherland Avenue, London W9 2QS

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 31.54 SQ M / 339 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 31.54 SQ M / 339 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK

## MAIDA VALE

75 Castellain Road  
Maida Vale  
London W9 1EU  
T 020 7266 5000  
F 020 7266 1119  
E w9@comptonreeback.co.uk

Est. 1995

Registered Name: Compton Reeback Limited Registration Number: 6880098  
Registered Office: 75 Castellain Road, Maida Vale, London W9 1EU

Directors: Brian Compton & Julian Reeback

IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute 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 but should not 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) = 30.48cm (centimeters), 1m (one meter) = 3.28' (feet)

[comptonreeback.co.uk](http://comptonreeback.co.uk)