



**Sutherland Avenue, Maida Vale, W9**

**£1,650,000**

Compton Reeback are pleased to present this stunning and rarely available 4 double bedroom 2 bathroom duplex apartment with private roof terrace set within a beautiful period conversion. The property comprises of a large reception room with dining space, with a spiral staircase to roof terrace with views, modern fitted kitchen, Main bedroom with en suite shower room and separate wardrobes, three further bedrooms and a family bathroom. The apartment further benefits from wood flooring, excellent storage, period features and the use of the landscaped communal gardens. Ideally located close to Formosa Street with its shops, cafes and restaurants a stones throw away from Warwick Avenue Underground Station (Bakerloo Line ) and further on Paddington main line station with its various connections. Share of Freehold, Service charge £5400 per annum, Council Tax Band G. Sole Agents.

# Sutherland Avenue, Maida Vale, W9

Reception room



Bedroom 1



Kitchen



En - Suite



Roof terrace



Bedroom 2



# Sutherland Avenue, Maida Vale, W9

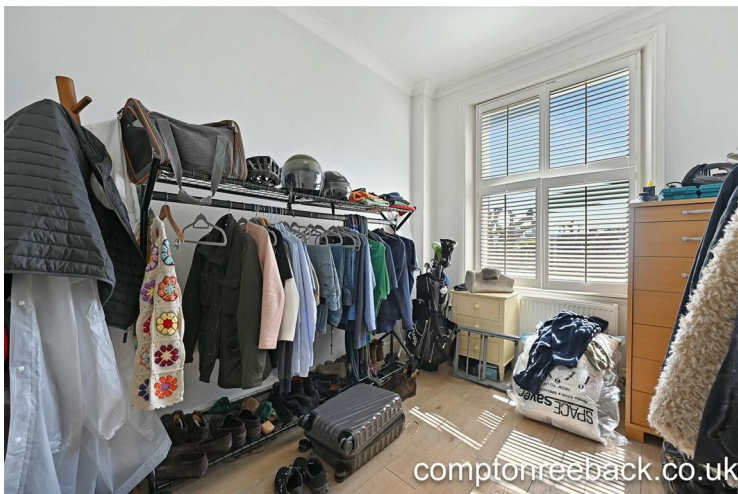
Bedroom 3



Terrace room



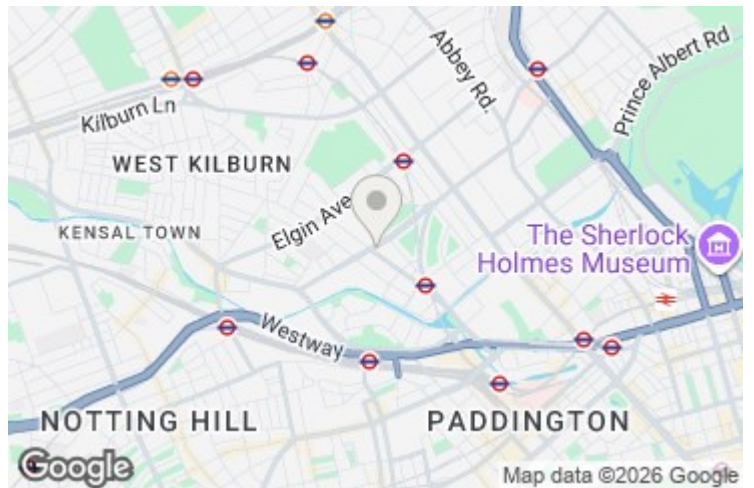
Bedroom 4



Exterior

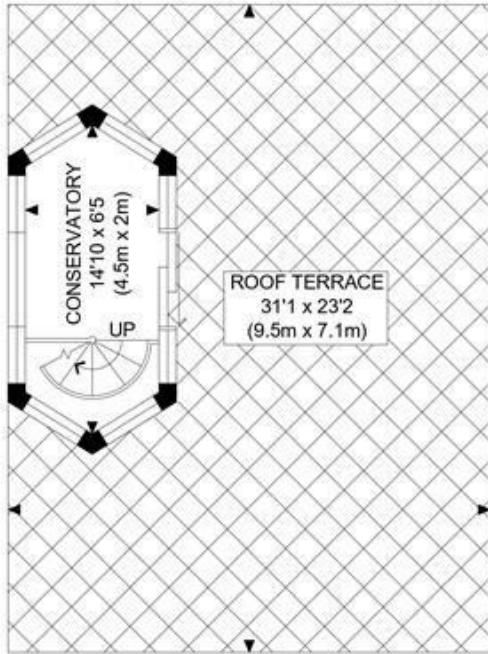


Family bathroom

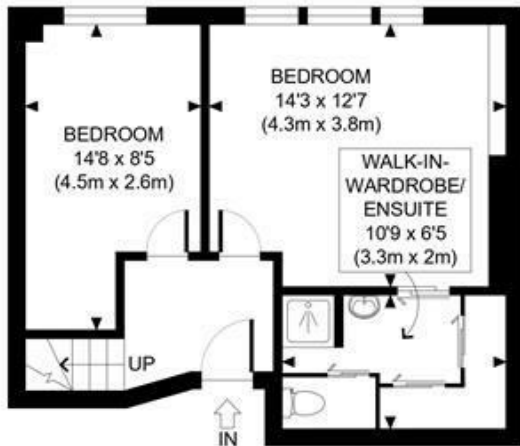


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	49	59
<b>England &amp; Wales</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	



FOURTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 82 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 420 SQ FT



THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 875 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1377 SQ FT/ 128 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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Est. 1995

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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) = 30.48 (centimeters), 1m (one meter) = 3.29 (feet)