



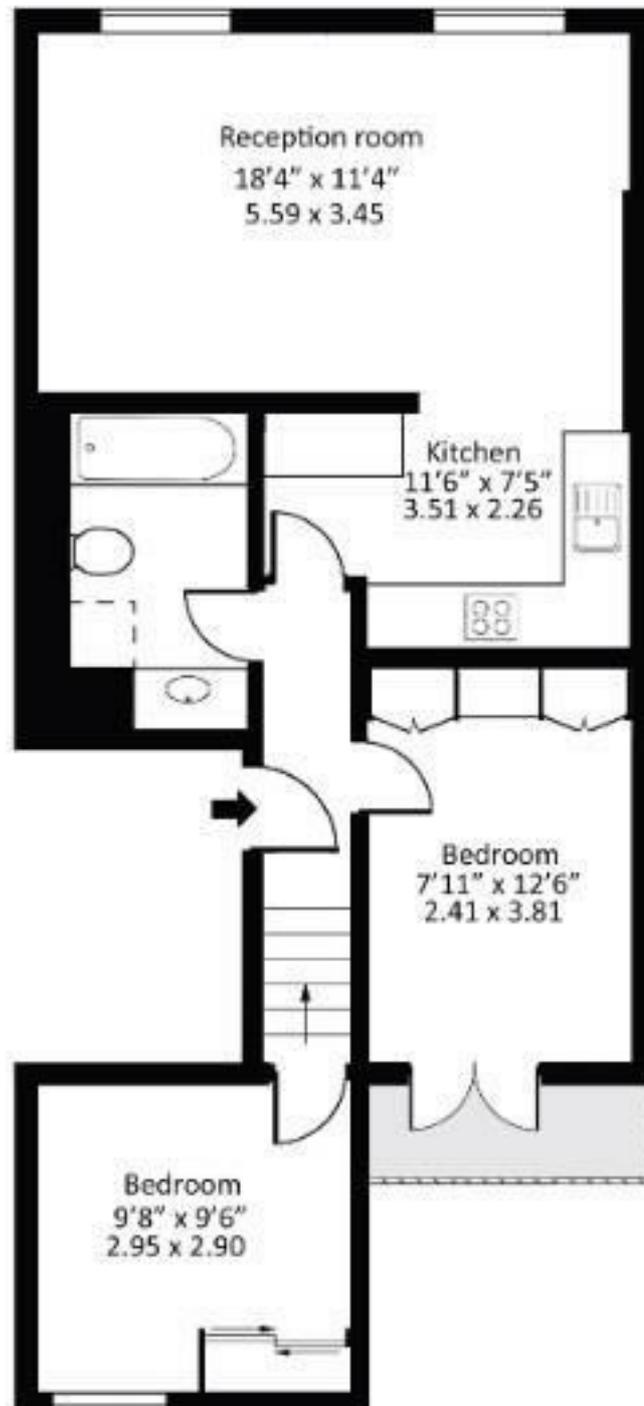
## Sutherland Avenue, Maida Vale, W9 £595,000 Subject to contract

A spacious second-floor apartment, set within a charming period conversion in prime Maida Vale.

The home features two generously sized bedrooms, a sleek contemporary bathroom, and a beautifully designed kitchen complete with premium fittings and integrated appliances. One of the property's standout features is the access to a private roof terrace. Circa 603 sq ft ( 56 sq m )



# Sutherland Avenue, W9



Second floor

Approx gross internal area : 603 sq ft - 56.1 sq m

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy

However all measurements are approximate.

The floor plan is illustrative purposes only and is not to scale

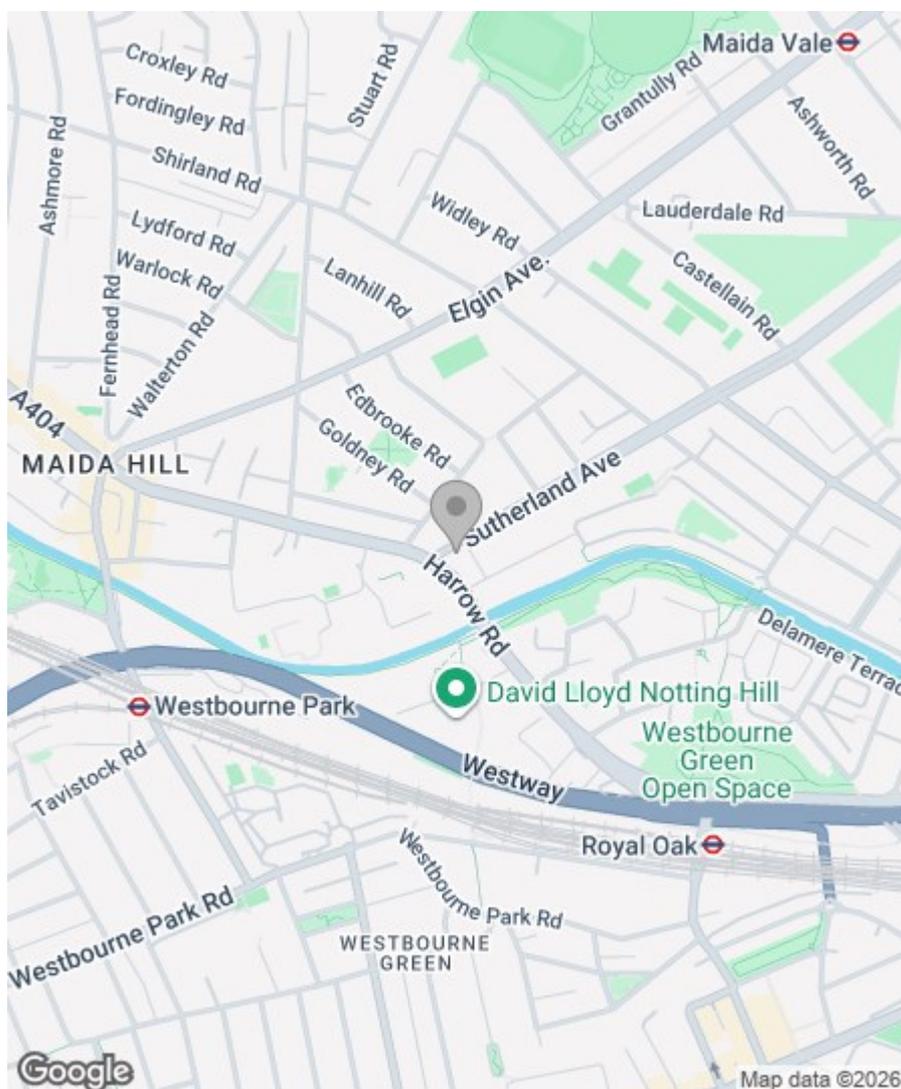
[www.tomekphotography.co.uk](http://www.tomekphotography.co.uk)

## Property Overview

Location	Maida Vale, W9
Price	£595,000
Bedrooms	2
Bathrooms	1
Receptions	1
Tenure	Leasehold - Share of Freehold
Council	
Tax Band	D
Current Ground Rent	NA
Service Charge	circa £900 per annum
Term	Underlying lease to 2141

## Key Features

- Bright & Open Reception
- Modern fully fitted Kitchen
- 1 Bathrooms
- 2 Bedrooms
- Share Of Freehold
- Excellent Location
- Private Roof Terrace



## 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>		<b>81</b>
(55-68) <b>D</b>	<b>69</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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