



Sutherland Avenue

Little Venice, W9

£4,250 per month
(£980.77 per week)

A beautifully presented first floor period apartment in the heart of Little Venice. The accommodation comprises: three double bedrooms two reception rooms, two Bathrooms (one en-suite to Master), a stylish modern kitchen & a large private terrace.

CHESTERTONS



Sutherland Avenue

Little Venice, W9

- **This property does not have a HMO licence**
- Brand newly refurbished!
- Stylish Two Bedroom Period Apartment
- 2 Reception Rooms & Large Private Balcony
- 2 Large Double Bedrooms, 2 Bathrooms
- Close To Warwick Avenue & The Cafes of Formosa Street & Elgin Avenue



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A beautifully presented first floor period apartment in the heart of Little Venice. The accommodation comprises: three double bedrooms two reception rooms, two Bathrooms (one en-suite to Master), a stylish modern kitchen & a large private terrace..

Sutherland Avenue is very well located to take advantage of the facilities of both Maida Vale and Warwick Avenue, which include Warwick Avenue underground (Bakerloo), the shops/cafes of

Minimum Term: 12 months
Deposit Required: 6 weeks
Local Authority: City of Westminster
Council Tax Band: D
EPC Rating: C
Unfurnished

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

Chestertons Little Venice Lettings

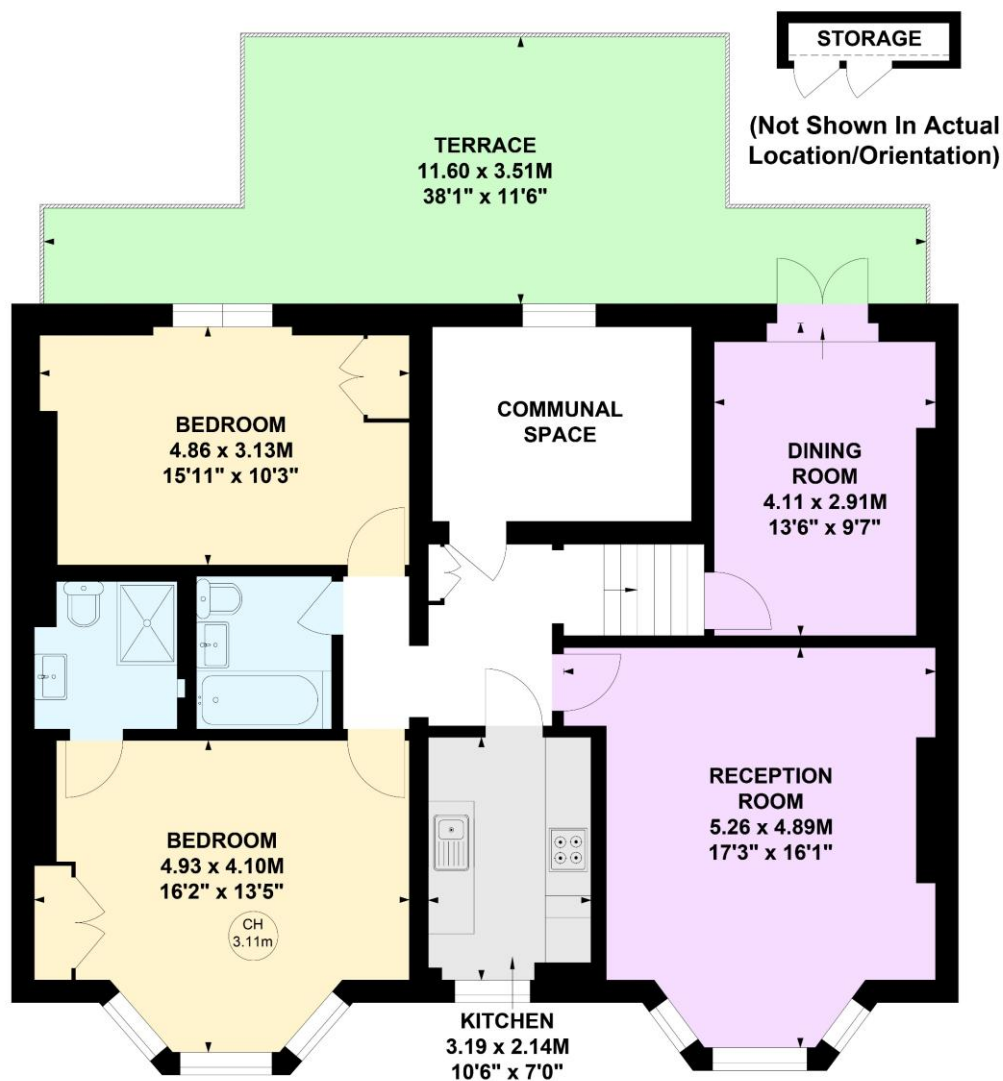
26 Clifton Road
Maida Vale
London
W9 1SX
littlevenicetlettingsusers@chestertons.co.uk
02072662369
chestertons.co.uk

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

Sutherland Avenue, W9

Approximate gross internal area
93.42 sq m / 1006 sq ft
(Excluding Communal Space & Storage)

Key :
CH - Ceiling Height



First Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

