



# Sutherland Avenue

London, W9

Asking Price £1,600,000

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 and wooden floors. 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.

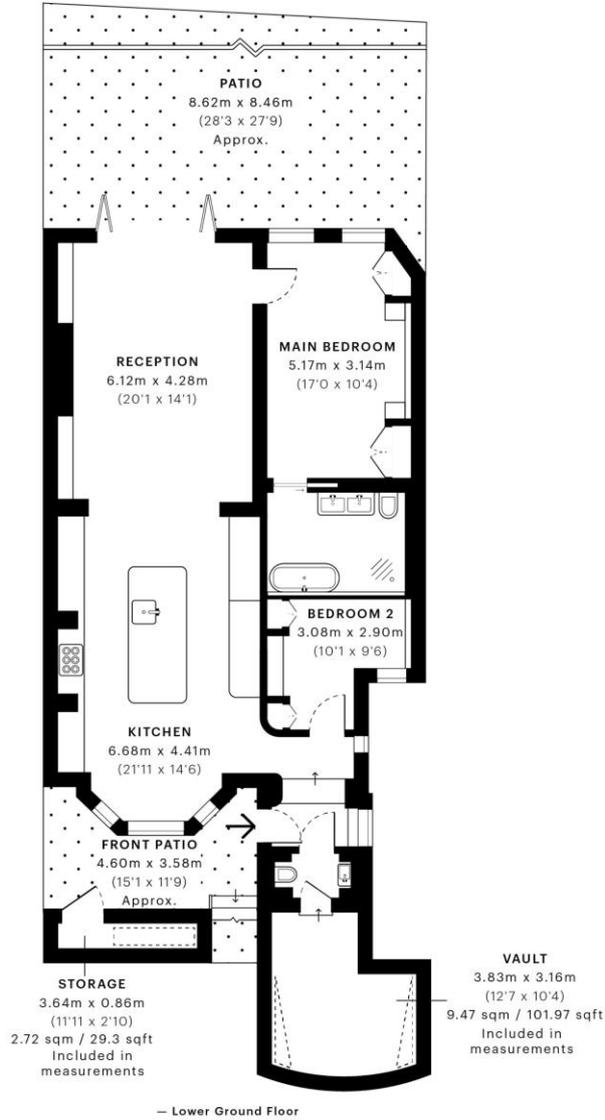


**Tenure:** Share of Freehold  
**Service Charge:** £5042.36  
**Ground Rent:** £0  
**Local Authority:** City of Westminster  
**Council Tax Band:** G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### *Chestertons Little Venice Sales*

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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 / 1100.18 sqft

SPEC ID 563a071c95de3cd0de5378916

