



# SUTHERLAND AVENUE,

Maida Vale W9



# A CHARMING THREE TO FOUR BEDROOM DUPLEX MAISONNETTE

Set within a redbrick Victorian facade. Enhanced by solid concrete walls and floors dating from 1989, a rarity for this area. The apartment offers exclusive views of the stunning Winston Amenity Garden. A spacious garden provides direct access to the communal garden.



Local Authority: City of Westminster

Council Tax band: G

Tenure: Share of freehold, plus leasehold with approximately 87 years

Service charge: £6,900 per annum (includes sinking fund and insurance), reviewed annually. The next review date is early 2027.

Asking Price: £2,250,000



## SUTHERLAND AVENUE, MAIDA VALE W9

Spanning approximately 1,500 sq ft, with abundant natural light and a verdant outlook, the accommodation comprises a voluminous open-plan renovated kitchen/reception (with a useful separate utility space), which gives access to a large private garden, leading on to the full enclosed communal garden.

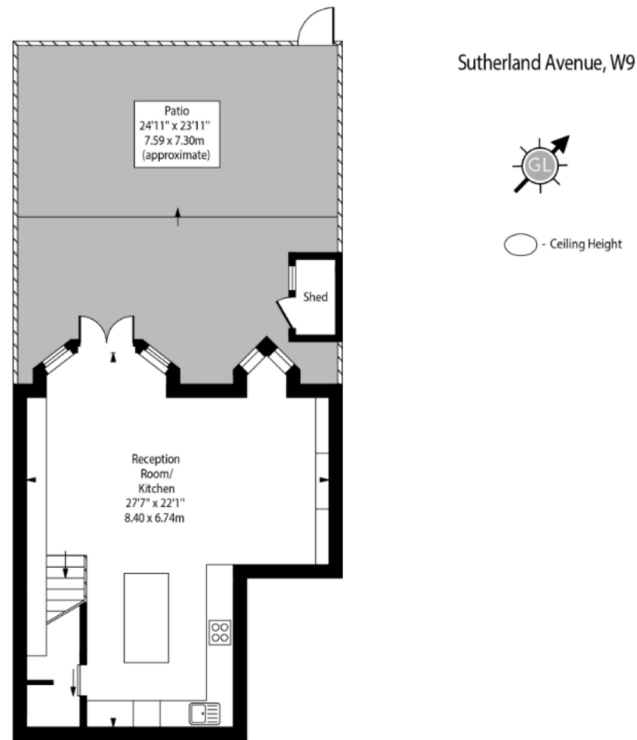
The large principal bedroom has plenty of storage and an en suite bathroom. Two further double bedrooms are served by a family bathroom. A second reception/study area, which can be converted into another bedroom. A large entrance hall gives access to the cloakroom and a guest WC.

Sutherland Avenue W9 is in the heart of Maida Vale, a highly sought-after residential area known for its tree-lined streets and elegant architecture.

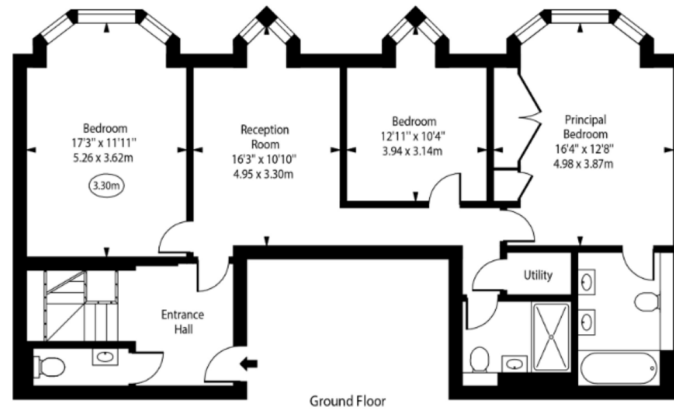








Lower Ground Floor



Ground Floor

Approx Gross Internal Area 1500 Sq Ft - 139.35 Sq M

Approximate Gross Internal Area = 139.35 sq m / 1,500 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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