



# Sutherland Avenue

Little Venice, W9

£3,500 per month  
(£807.69 per week)

A spacious property on the raised ground floor of this period conversion. Comprising of large open plan kitchen, bright reception, master bedroom with en-suite, second double bedroom, family bathroom, balcony & access to communal gardens.



# Sutherland Avenue

## Little Venice, W9

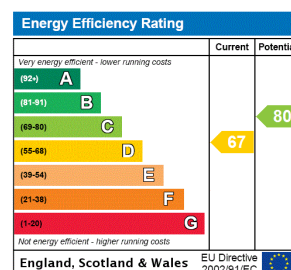
- Striking Period Conversion
- Two Large Bedrooms
- Two Bathrooms
- Spacious Reception With Communal Gardens
- Sought after Residential Street





A bright and spacious 2 double bedroom, 2 bathroom property set on the raised ground floor of this well kept period conversion. The property comprises of a large open plan Kitchen and Reception with large bay windows, Master Bedroom with en suite Bathroom and fitted wardrobes, second double Bedroom with fitted wardrobes, family bathroom, balcony, and access to communal gardens and tennis courts.

**Minimum Term:** 12 months  
**Deposit Required:** 5 weeks  
**Local Authority:** Westminster City Council  
**Council Tax Band:** F  
**EPC Rating:** D  
**Unfurnished**

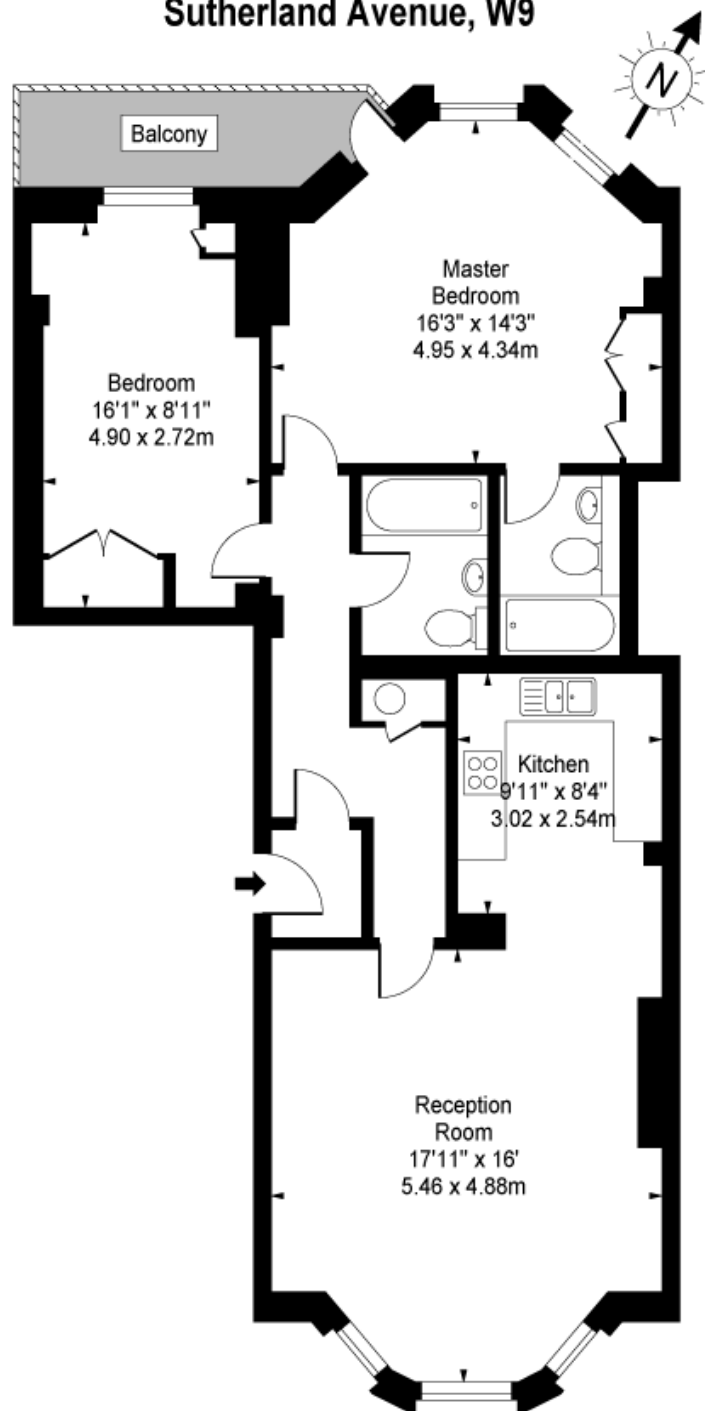


### *Chestertons Little Venice Lettings*

26 Clifton Road  
Maida Vale  
London  
W9 1SX  
littlenicelettingsusers@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



Upper Ground Floor

Approx Gross Internal Area **935 Sq Ft - 86.86 Sq M**

For Illustration Purposes Only - Not To Scale

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

Ref. No. 001225

