



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.

CHESTERTONS



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

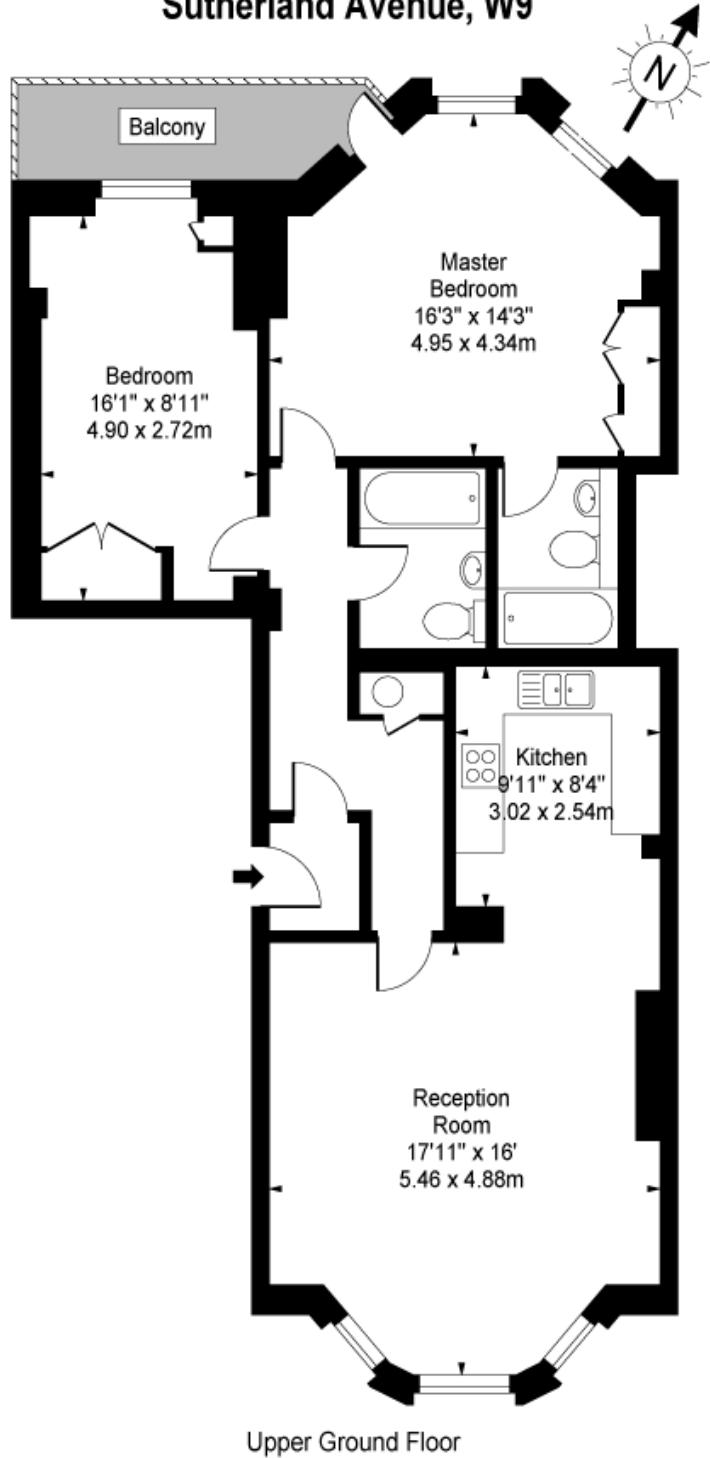
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (82-100)	A	80
(81-81)	B	
(80-60)	C	
(59-58)	D	67
(57-54)	E	
(21-36)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons Little Venice Lettings

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Maida Vale
London
W9 1SX
littlevenicelettingsusers@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

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

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 001225

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