



Sutherland Avenue

Madia Vale, W9

Asking Price £1,850,000

This three double bedroom garden apartment on Sutherland Avenue has been tastefully decorated and finished to an exceptionally high standard, benefiting from unrivalled natural light due to the property's position at the end of a row of Victorian terraced houses.

The spacious kitchen with an island overlooks the apartment's well-kept private garden, and a set of Bifold doors opens up to a separate patio area. Leading off the kitchen is a large reception room with two further sets of Bifold doors, allowing for outstanding indoor-outdoor living. The three double bedrooms, two of which are ensuite, benefit from high ceilings, with the second bedroom's glass double doors allowing for direct access to the garden.

The apartment forms part of a handsome Victorian end of terrace house in the heart of Maida Vale, close to all local amenities, including the boutique shops and cafes on Clifton Road (approx. 0.5 miles), the famous Regent's Canal, and the Underground Station (approx. 0.3 miles) at Warwick Avenue (Bakerloo Line).

CHESTERTONS



Sutherland Avenue

Maida Vale, W9

- Stunning three-bedroom apartment spanning approx. 1635 square feet.
- Finished to a spectacularly high standard and benefitting from a charming south facing garden.
- The apartment comes with a share in the freehold and long underlying lease.
- Bright and spacious throughout.



Tenure: Share of Freehold 144 years 11 months
Service Charge: £5661 plus a reserve fund contribution £946
Ground Rent: £0
Local Authority: Westminster
Council Tax Band: E

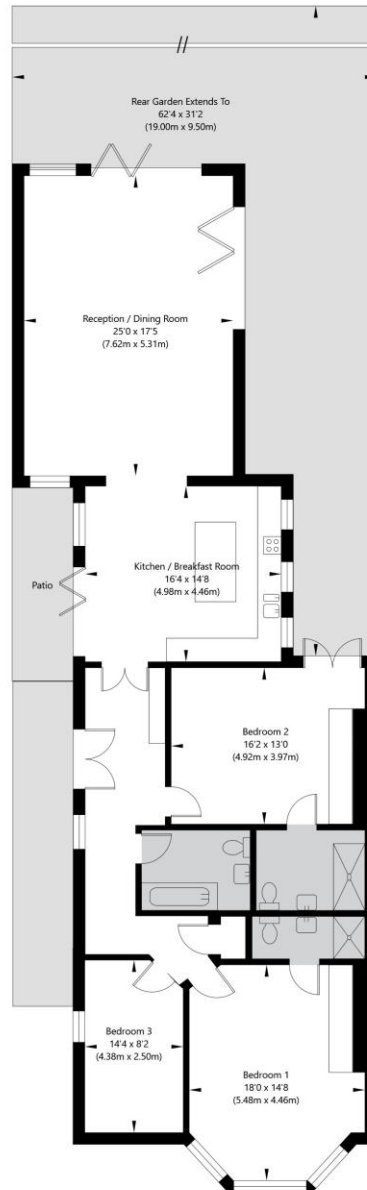
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 151.92 SQ M / 1635 SQ FT



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THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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