



# Sutherland Avenue

London, W9

£5,000 per month  
(£1,153.85 per week)

A smart newly refurbished garden flat situated on one of Little Venice's prime streets, in the heart of Maida Vale. The property comprises of: Bright reception leading directly to private patio and on to the delightful communal gardens. Pet friendly

**CHESTERTONS**



# Sutherland Avenue

London, W9

- Garden Flat
- Pet Friendly
- Two double bedrooms
- Two bathrooms
- Wooden floors
- Private patio
- Communal gardens

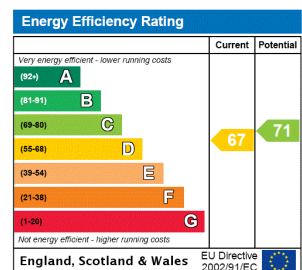


A smart newly refurbished garden flat situated on one of Little Venice's prime streets in the heart of Maida Vale.

The property comprises of: Bright reception leading directly to private patio and on to the delightful communal gardens, separate integrated kitchen, master bedroom with fitted wardrobes and ensuite shower room, second double bedroom and further bathroom. There is ample storage space, wooden floors and moments to Warwick Avenue. This property is pet friendly.

Sutherland Avenue is conveniently situated moments from all the amenities of Little Venice and close to excellent transport links

**Minimum Term:** 12 months  
**Deposit Required:** 6 weeks  
**Local Authority:** City of Westminster  
**Council Tax Band:** G  
**EPC Rating:** D  
**Part Furnished**



### Chestertons Little Venice Lettings

26 Clifton Road  
Maida Vale  
London  
W9 1SX  
littlevenicelettingsusers@chestertons.co.uk  
02072662369  
chestertons.co.uk

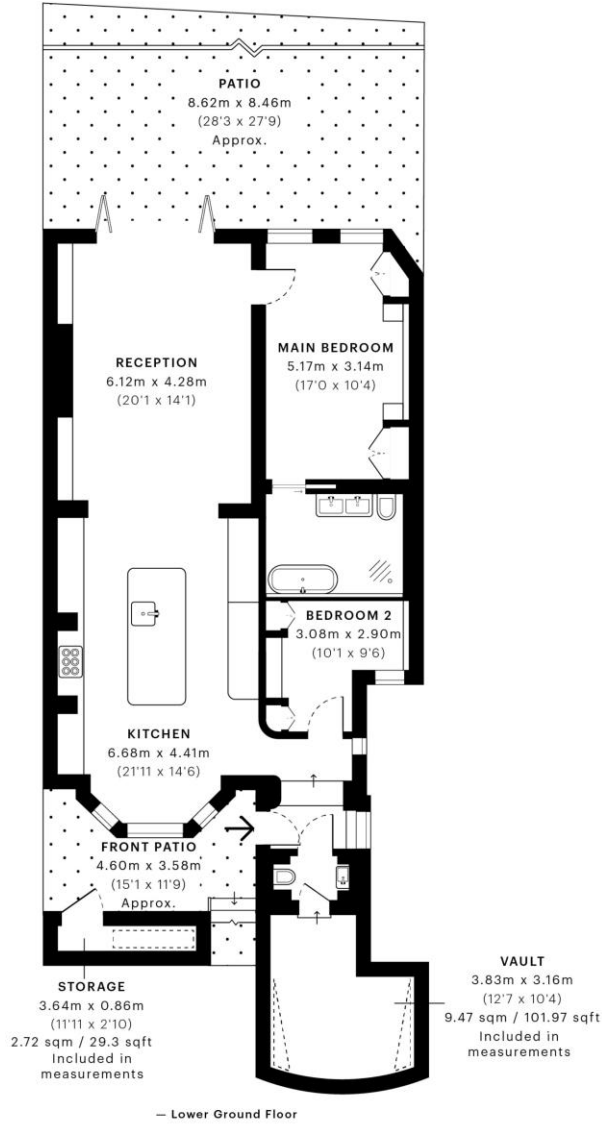
Additional tenant charges apply (fees apply to non-AST tenancies only)  
Tenancy Agreement Fee: £300  
References per Tenant/Guarantor: £60  
Inventory check (approx. £100 – £250 inc. VAT)  
chestertons.co.uk/property-to-rent/applicable-fees

Sutherland avenue, W9

GROSS INTERNAL AREA

CAPTURE DATE 20/12/2022 LASER SCAN POINTS 98,542,287

108.01 sqm / 1162.61 sqft



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
108.01 sqm / 1162.61 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walk 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.

PHM 38 RESIDENTIAL 108.57 sqm / 1168.84 sqft  
PHM 3C RESIDENTIAL 102.21 sqm / 1100.18 sqft

SPEC ID 563a071c95de3cd0de5378916

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