

## Sutherland Avenue, Maida Vale, W9

**£575,000**

A bright and beautifully presented second floor Two bedroom apartment within this period Victorian building. The flat comprises of a good size reception room with modern open-plan kitchen with wood flooring, a double main bedroom, second bedroom with built-in storage, well presented family bathroom and the added bonus of a separate store room on the half landing. Sutherland Avenue is ideally located close to Maida Vale and Warwick Avenue Underground Stations (Bakerloo Line), the open spaces of Paddington Recreation Ground as well as the shops and cafes of Lauderdale Parade and Castellain Road. Share of Freehold with 999 year lease. Service charges £3000 pa. Ground rent N/A, Council tax band F.

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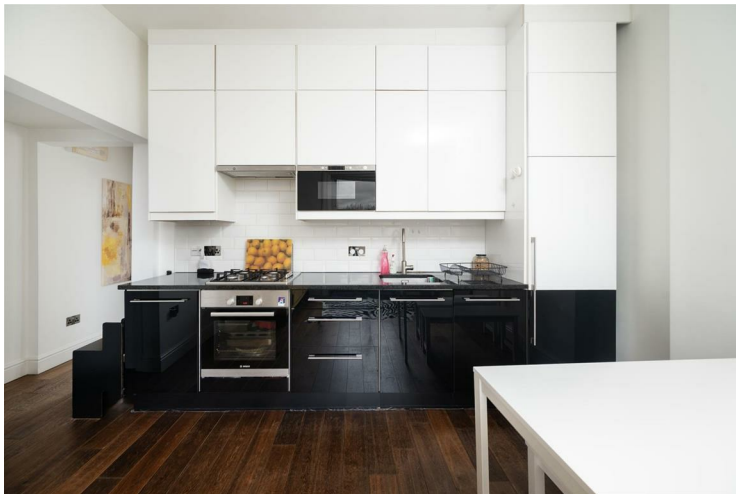
## Reception



## Bedroom 2



## Kitchen



## Bathroom



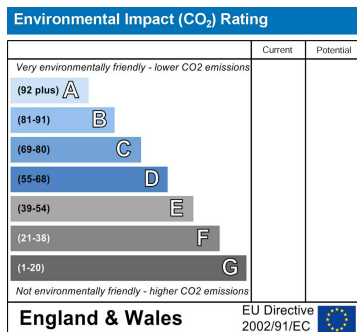
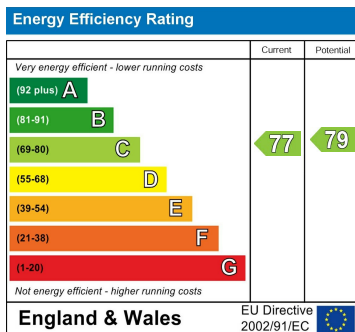
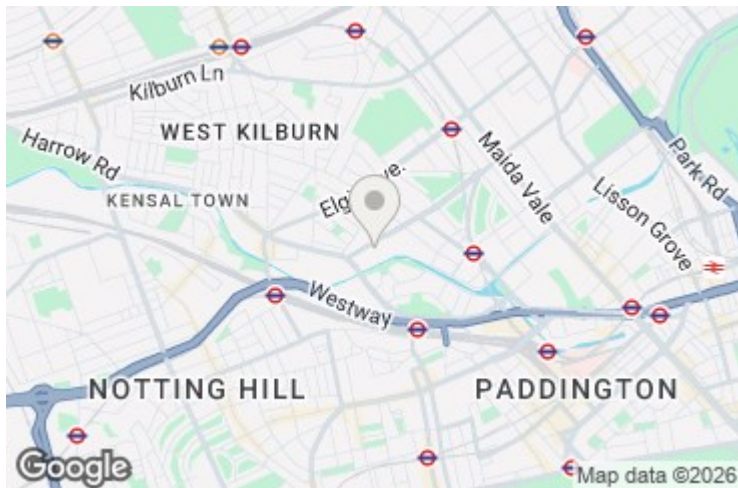
## Bedroom 1

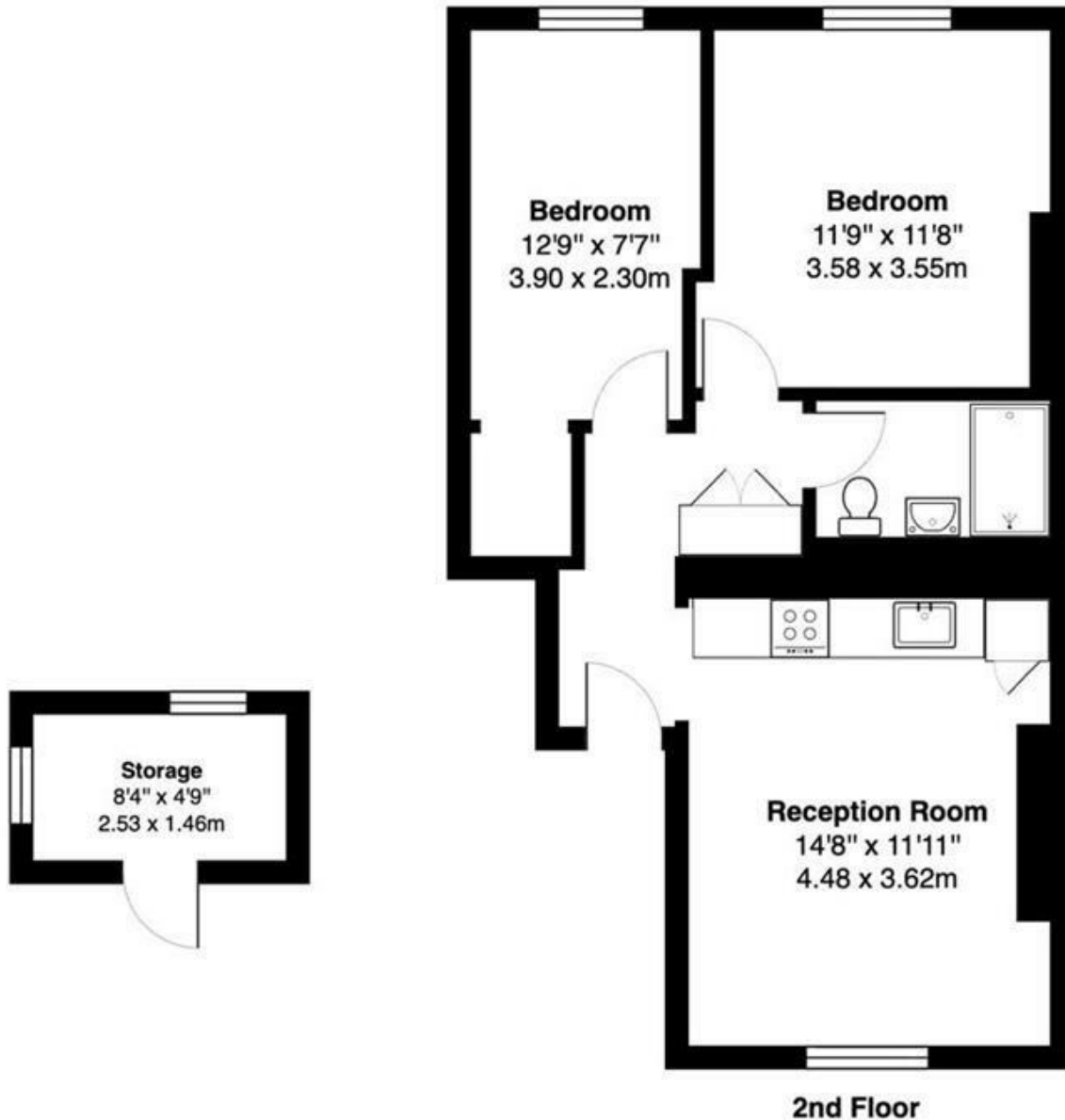
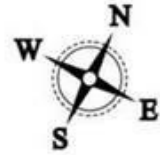


## Exterior



# Sutherland Avenue, Maida Vale, W9





## Sutherland Avenue W9

Total Gross Area: 527 ft<sup>2</sup> ... 49.0 m<sup>2</sup> (excluding storage)

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

### MAIDA VALE

75 Castellain Road  
Maida Vale

London W9 1EU

T 020 7266 5000

F 020 7266 1119

E w9@comptonreeback.co.uk

Est. 1995

Registered Name: Compton Reeback Limited Registration Number: 6880098  
Registered Office: 75 Castellain Road, Maida Vale, London W9 1EU

Directors: Brian Compton & Julian Reeback

IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.48cm (centimeters), 1m (one meter) = 3.29'(feet)

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