



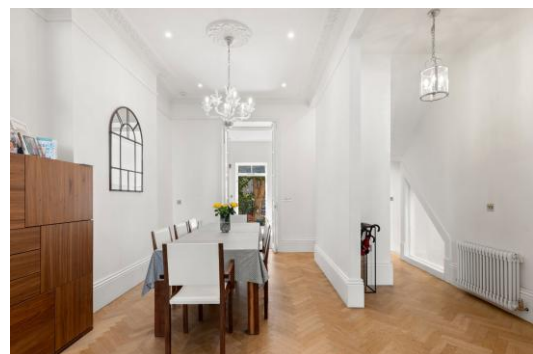
Sutherland Avenue

Little Venice, W9

£6,500 per month
(£1,500 per week)

A truly stunning garden maisonette over the lower two floors of a period conversion.

CHESTERTONS



Sutherland Avenue

Little Venice, W9

- Three Bedrooms + Study
- Garden Maisonette
- Great Location
- Private Garden
- Lots of Storage
- Wooden Floors



A truly stunning garden maisonette over the lower two floors of a period conversion. This gloriously bright home, seamlessly blends both period and contemporary features.

The property comprises of large open plan living and dining space, modern well equipped kitchen, three double bedrooms and an additional study. The property also boasts a gorgeous balcony and private rear garden.

Sutherland Avenue is very well located to take advantage of the facilities of both Maida Vale and Warwick Avenue, which include Warwick Avenue underground (Bakerloo), the shops/cafes of

Minimum Term: 12 months
Deposit Required: 6 weeks
Local Authority: City Of Westminster
Council Tax Band: G
EPC Rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Little Venice Lettings

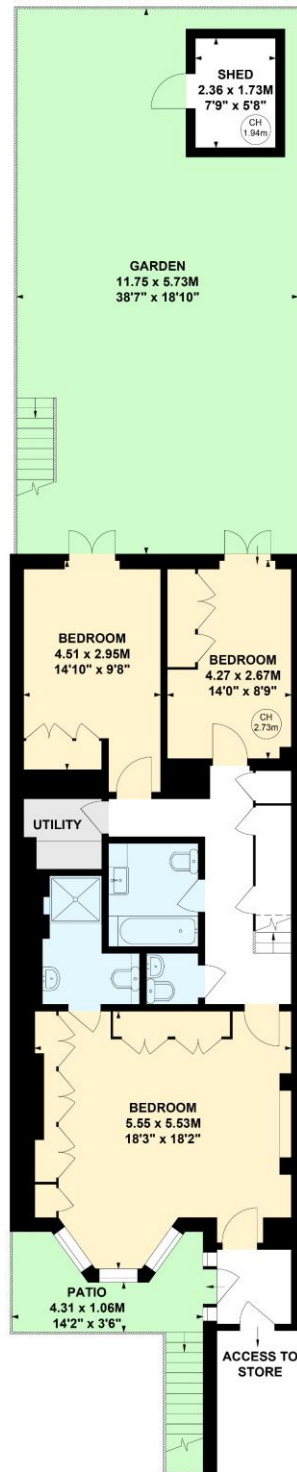
26 Clifton Road
Maida Vale
London
W9 1SX
littlevenicelettingsusers@chestertons.co.uk
02072662369
chestertons.co.uk

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

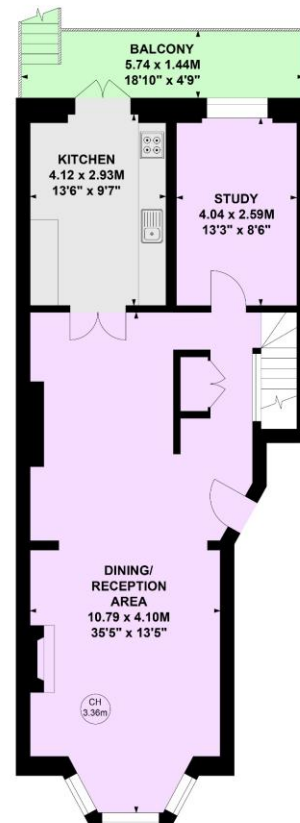
Sutherland Avenue, W9

Approximate gross internal area
156.79 sq m / 1688 sq ft

Key :
CH - Ceiling Height



Lower Ground Floor



Raised Ground Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

