



Sutherland Avenue

Maida Vale, W9

£4,500 per month
(£1,038.46 per week)

A bright and well presented three bedroom flat on the second floor of a period conversion. This apartment benefits from having two double bathrooms, one of which is en-suite, an additional bathroom and a further guest room /study.

CHESTERTONS



Sutherland Avenue

Maida Vale, W9

- Newly Refurbished
- Three Bedrooms
- Furnished
- Modern Finish
- Period Conversion



A bright and well presented two bedroom flat on the second floor of a period conversion. This apartment benefits from having two double bathrooms, one of which is en-suite, an additional bathroom and a further guest room /study.

The property has been newly refurbished to an excellent standard throughout with hard wooden flooring and new carpeting.

Sutherland Avenue is a sought after street located close to the amenities of Little Venice, Warwick Avenue, the Canal, as well as the open green spaces of Paddington Recreational Ground.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		73 C	83 B

Chestertons Little Venice Lettings

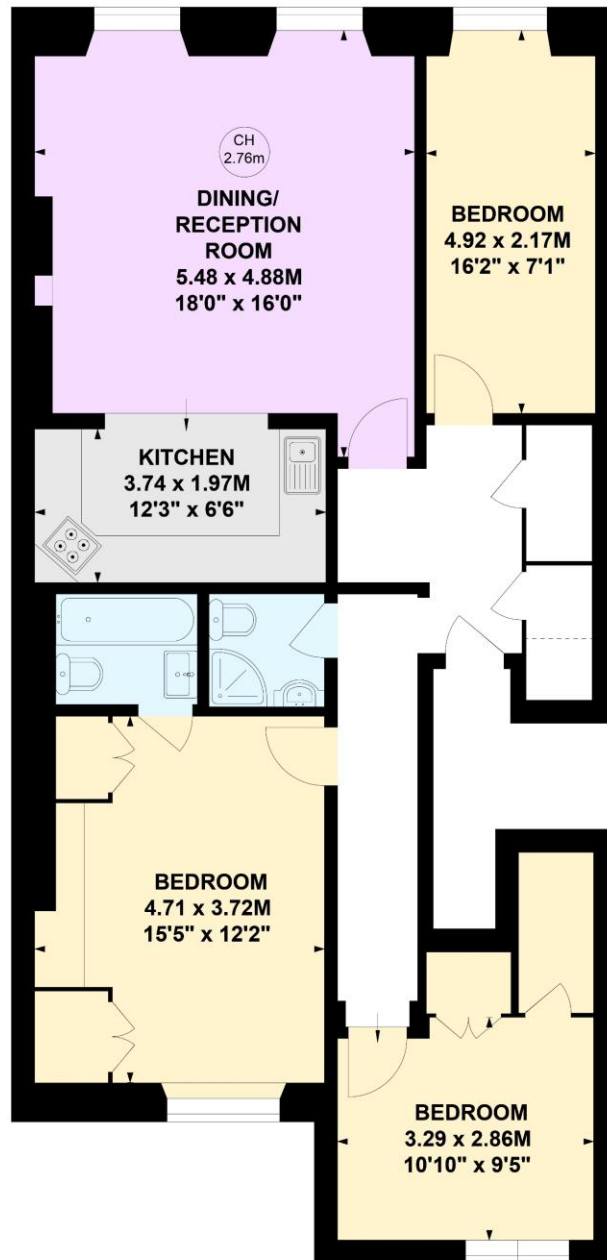
26 Clifton Road
Maida Vale
London
W9 1SX
littlevenicetlettingsusers@chestertons.co.uk
02072662369
chestertons.co.uk

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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Approximate gross internal area
95.97 sq m / 1033 sq ft

Key :
CH - Ceiling Height



Second 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.

