



Sutherland Avenue

London, W9

Asking Price £1,000,000

This bright and spacious two-bedroom apartment is situated on the second floor within this impressive period conversion on the south side of Sutherland Avenue with views over and access to the wonderful Formosa Amenity communal gardens.

Spanning approximately 860 square feet the accommodation comprises and stunning and spacious reception room to the front, a separate fully fitted kitchen, large master bedroom with plentiful storage and a second good sized double bedroom. Both are served by a good-sized family bathroom.

Sutherland Avenue is situated in the heart of Little Venice, a short walk from the cafes and shops of Clifton Road and Formosa Street, with Warwick Avenue Underground Station on the Bakerloo Line nearby.

CHESTERTONS



Sutherland Avenue

London, W9

- A stunning two bedroom second floor apartment spanning approx. 860 square feet.
- Overlooking and with access to the wonderful Formosa communal garden.
- Benefitting from a share in the freehold and exceptionally long underlying lease.
- Positioned on Sutherland Avenue within close proximity of transport links.



Tenure: Share of Freehold 957 years 7 months

Service Charge: £2,600 pa

Ground Rent: £0

Local Authority: City Of Westminster

Council Tax Band: G

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 80 C | 84 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Sutherland Avenue, W9

Approximate Gross Internal Area

79.79 sq m / 859 sq ft

(CH = Ceiling Heights)

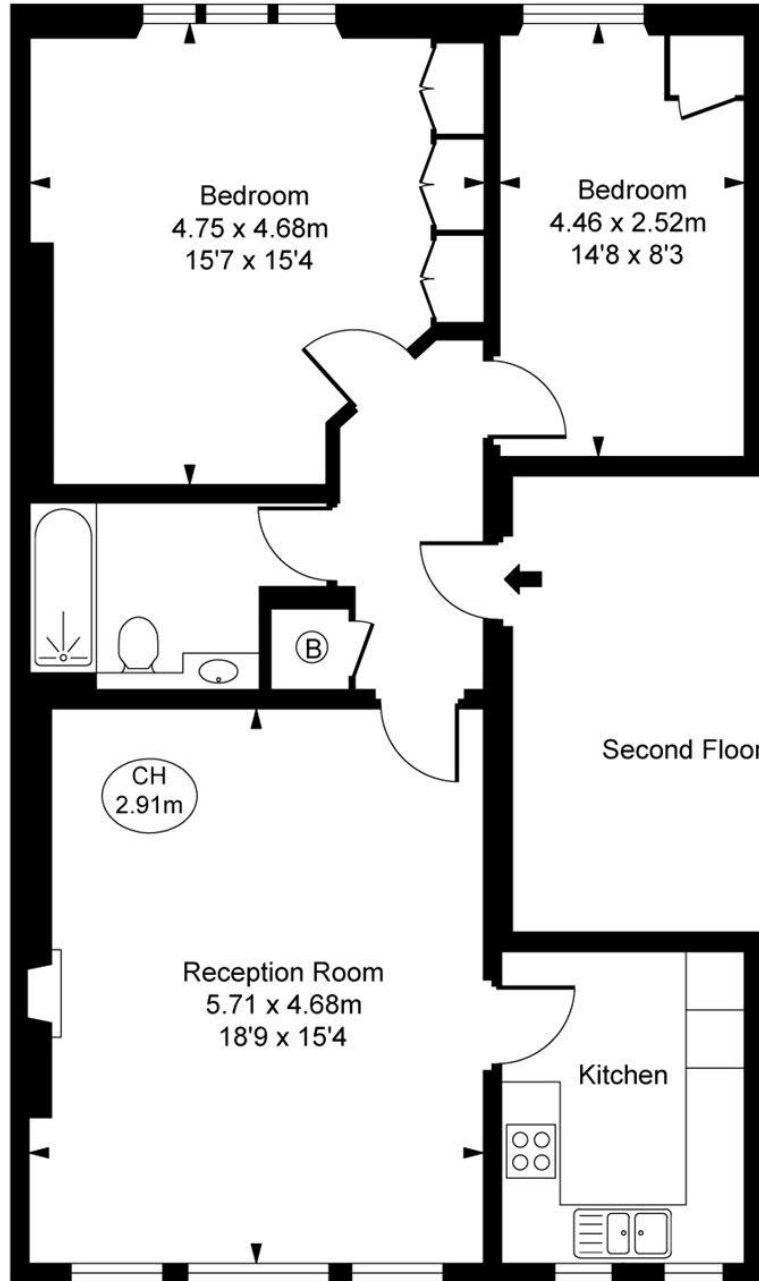


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