



# Sutherland Avenue

London, W9

Asking Price £700,000

Positioned on the first floor of a Victorian conversion is this charming 1 to 2 bedroom apartment with spectacularly high ceilings (10 ft) and abundant natural light.

Finished to a wonderfully high specification and benefitting from a charming balcony to the front, the accommodation comprises a spacious reception room and modern fully fitted kitchen, a large and bright master bedroom, a double reception room space with sliding walls which acts as a second bedroom, family bathroom, and a very useful separate utility space access from the common parts.

Sutherland Avenue is an attractive tree lined street, superbly located to take advantage of the amenities of both Little Venice and Maida Vale.

**CHESTERTONS**



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London, W9

- A stunning 1 to 2 bedroom apartment positioned on the first floor with abundant natural light and charming balcony.
- Benefitting from a share in the freehold and exceptionally long underlying lease.
- Spanning approx. 612 square feet.
- Finished to a high standard throughout.



**Tenure:** Share of Freehold 989 years 7 months

**Service Charge:** £1,500 pa

**Ground Rent:** £0

**Local Authority:** City Of Westminster

**Council Tax Band:** E

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

### *Chestertons Little Venice Sales*

26 Clifton Road

Maida Vale

London

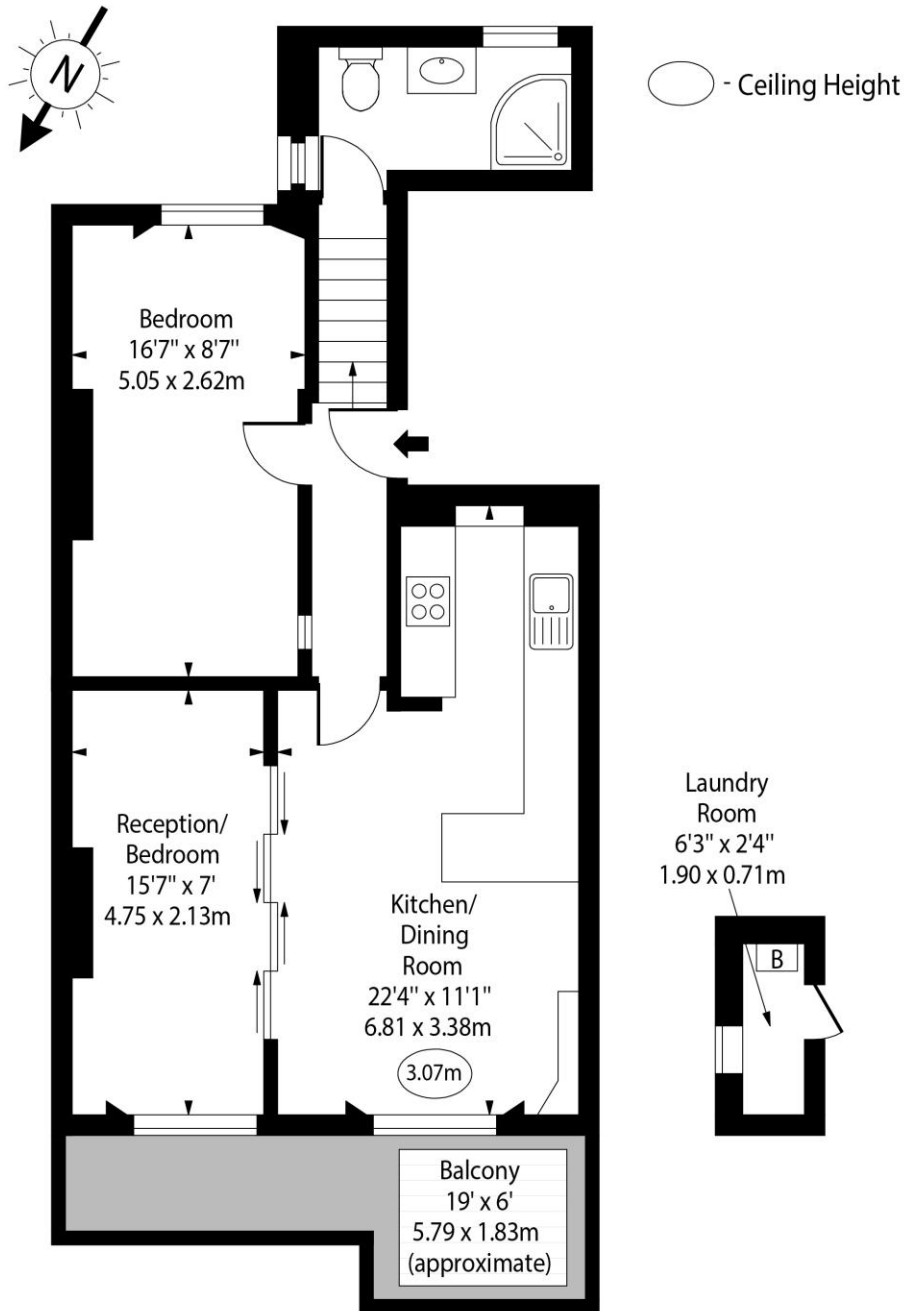
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# Sutherland Avenue, W9



First Floor

Approx Gross Internal Area 612 Sq Ft - 56.85 Sq M  
(Including Laundry Room)

For Illustration Purposes Only - Not To Scale

