

## SUTHERLAND AVENUE, W9 £1,200,000 SHARE OF FREEHOLD

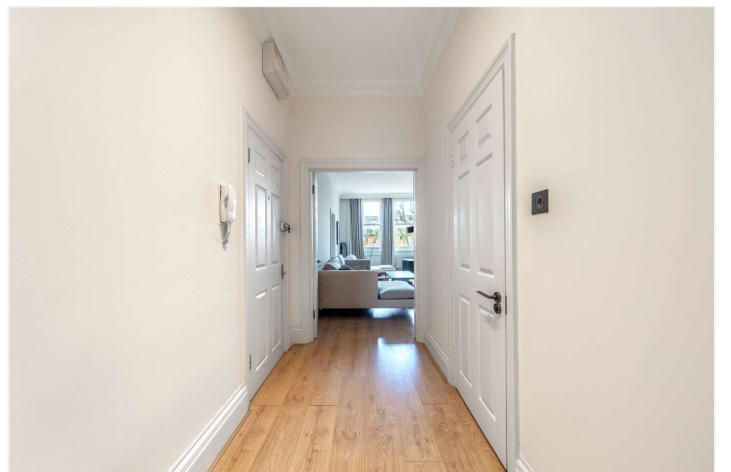
A spacious bright two double bedroom second floor apartment forming part of an attractive converted red brick period house located in the heart of Little Venice. The apartment is being offered in excellent decorative condition with well-proportioned accommodation with use and views over extensive communal gardens. The apartment has been designed to create a grand entertaining room with sash windows offering a wealth of natural light with a door leading to a fully fitted kitchen. Sutherland Avenue is situated within walking distance of all the local amenities offered by this fashionable area including boutique shops, cafes in Clifton Road (0.3 miles), the famous Regents Canal and the underground station at Warwick Avenue (Bakerloo Line, 0.3 miles).

Entrance Hall | Master Bedroom With En-Suite Bathroom | Second Double Bedroom | Shower Room | Reception Room | Kitchen | Residents Parking | Communal Gardens | Share of Freehold

**Winkworth**

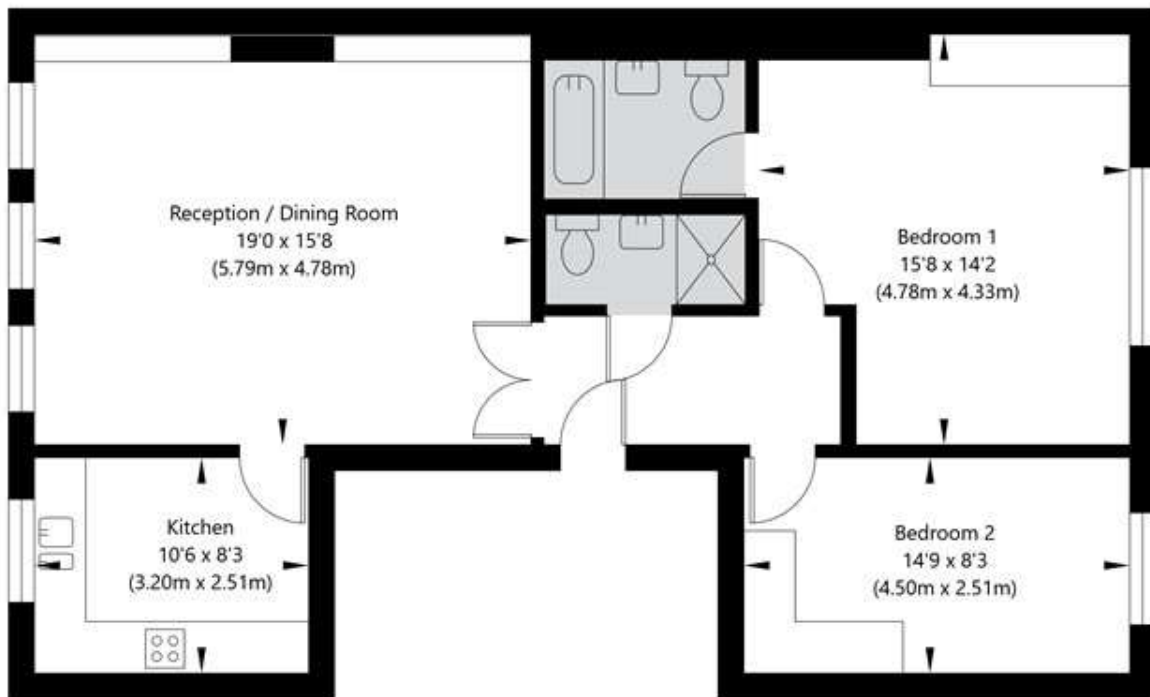
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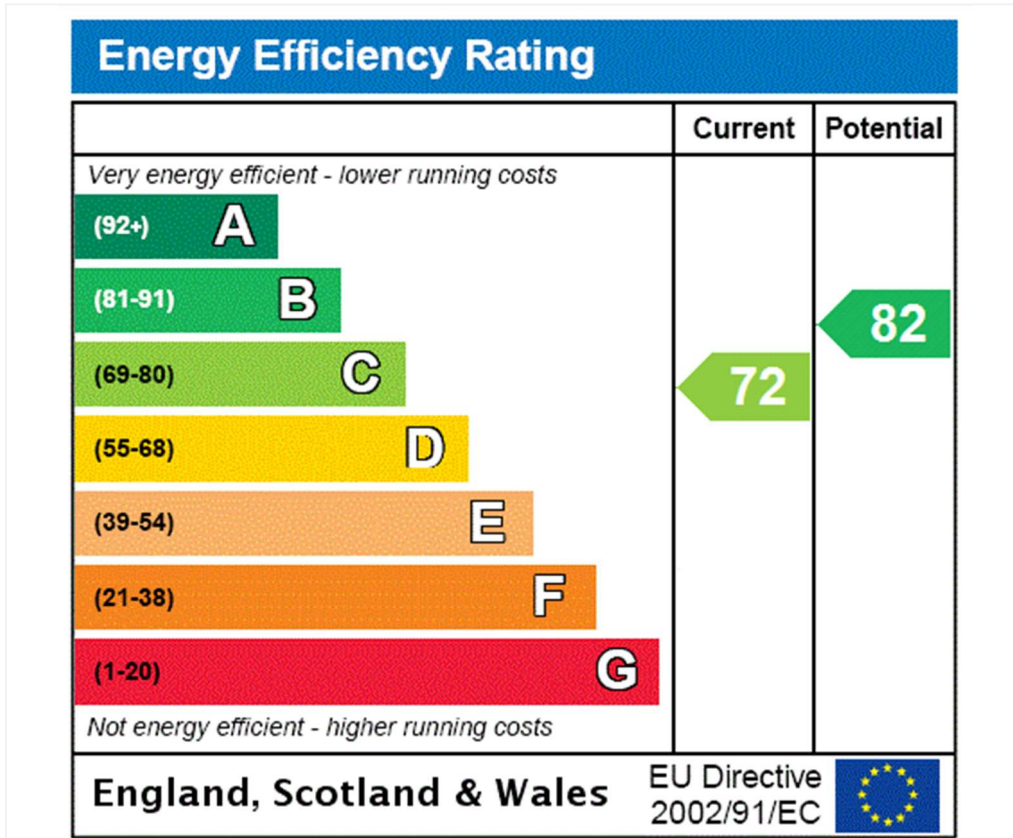
# Sutherland Avenue, London W9 1ET

Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 81.52 SQ M / 878 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 81.52 SQ M / 878 SQ FT  
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**Tenure:** Share of Freehold

**Term:** Expires - 25/12/2110

**Service Charge:** £1200 per annum

**Ground Rent:** £ 50 Annually (subject to increase)

**Council Tax Band:** G

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