



## SUTHERLAND AVENUE, W9 £2,700,000 SHARE OF FREEHOLD

A sensational three/four-bedroom maisonette, with a fabulous 22' reception room with approximately three metre ceiling heights and French doors opening out onto a balcony with views across extensive communal gardens. The apartment occupies the raised ground and garden floors of an impressive converted Victorian terraced residence, with use of beautiful communal gardens with a tennis court. This desirable property offers 2,002 sq. ft. of bright, well-planned accommodation which comprises of a grand reception room, a stunning principal bedroom suite with double doors opening onto a private garden with steps leading onto the communal gardens, a large kitchen/breakfast room and two further double bedrooms. The apartment retains stunning features including full length sash windows offering a wealth of natural light and well-proportioned accommodation.

Three Bedroom Maisonette | 22' Reception Room | Period Features Throughout | Private Garden  
| Private Balcony | Access To Communal Gardens & Tennis Court | Share Of Freehold

**Winkworth**

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View our virtual tour here: <https://youtu.be/MFao3zNhhTc>

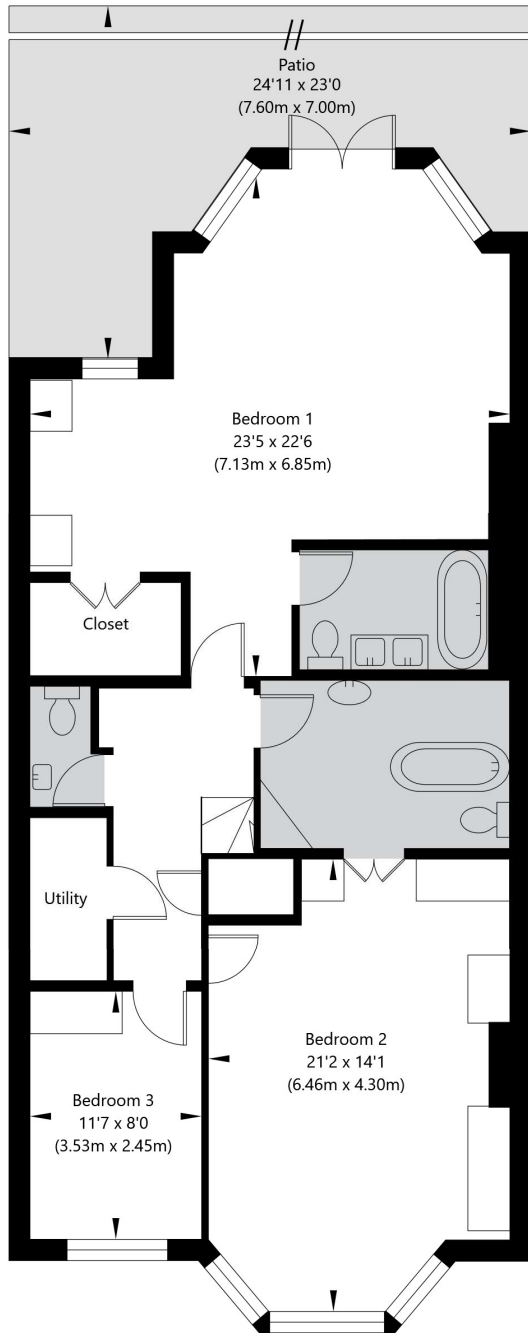
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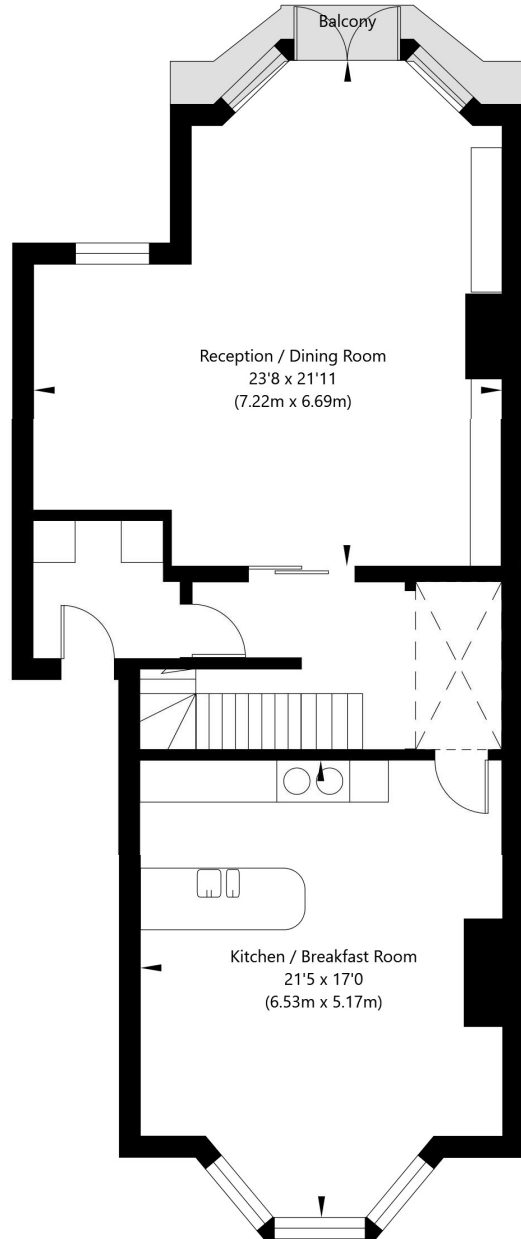




Sutherland Avenue, London W9 2QP

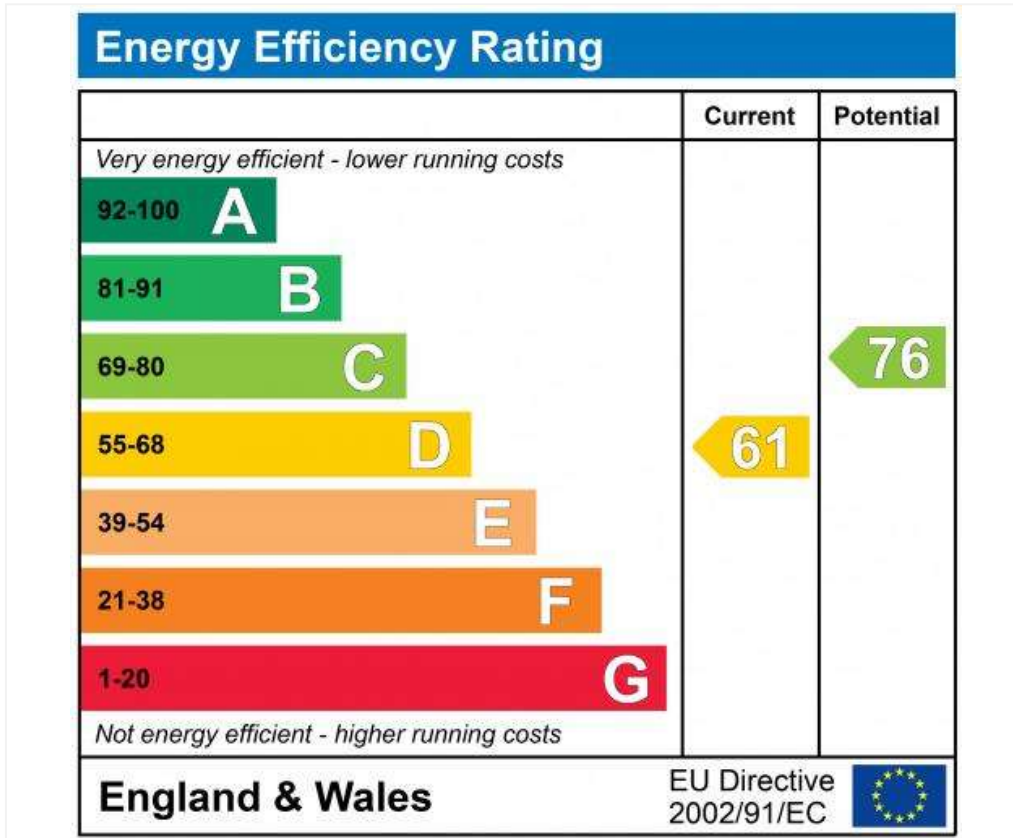


Lower Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 99.2 SQ M / 1068 SQ FT



Raised Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 86.8 SQ M / 934 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 186 SQ M / 2002 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.



**Tenure:** Share of Freehold

**Term:** Expires - 01/01/2119

**Service Charge:** £7,969.76 per annum

**Ground Rent:** £150 annually (subject to increase)

**Council Tax Band:** H

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