

Sutherland Avenue, London, W9

2 1 2

OIEO £1,000,000 *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). Our client is currently extending the underlying lease to 999 years and the apartment will be sold with the benefit of the long lease.





Winkworth Maida Vale

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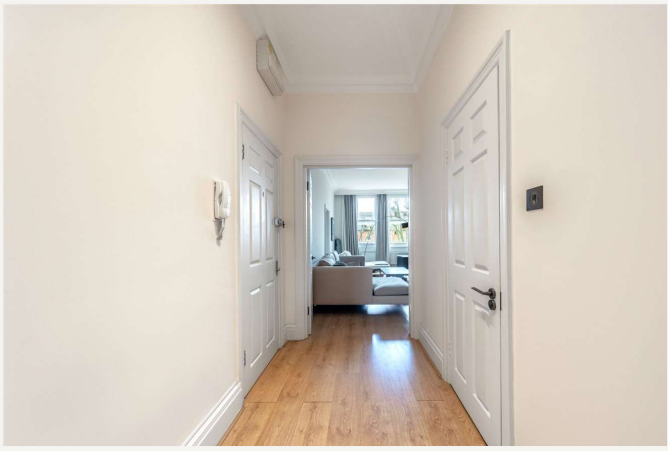
KEY FEATURES

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



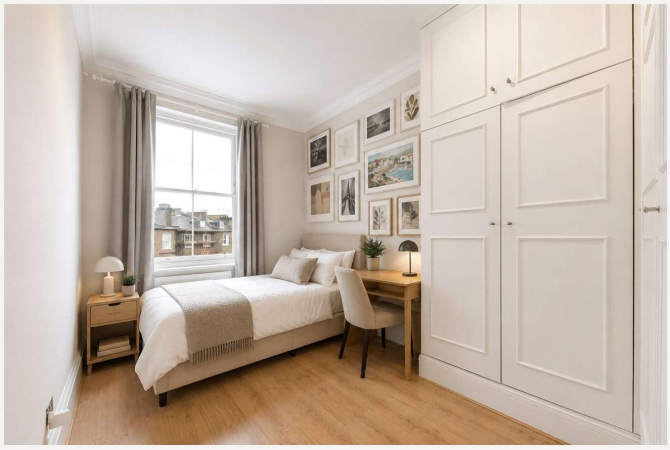
MATERIAL INFO

Tenure: Share of Freehold
Lease Expiry Date: 25/12/2110 – Our client is currently extending the underlying lease to 999 years.
Service Charge: £1,200 per annum
Ground Rent: £50 Annually (subject to increase)
Council Tax Band: G
EPC rating: C



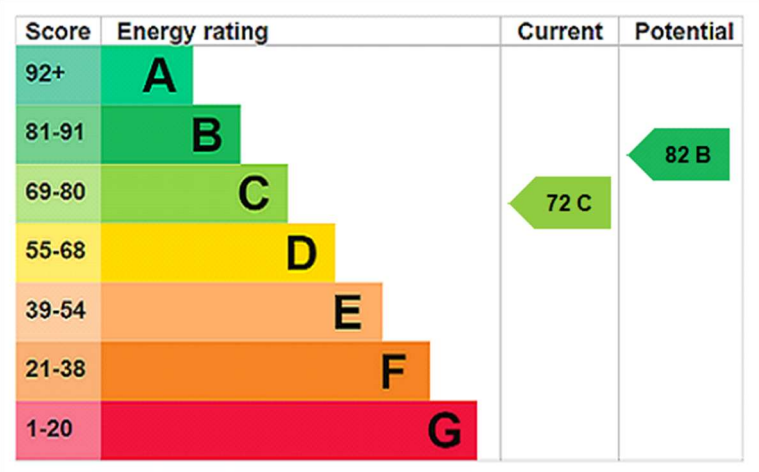
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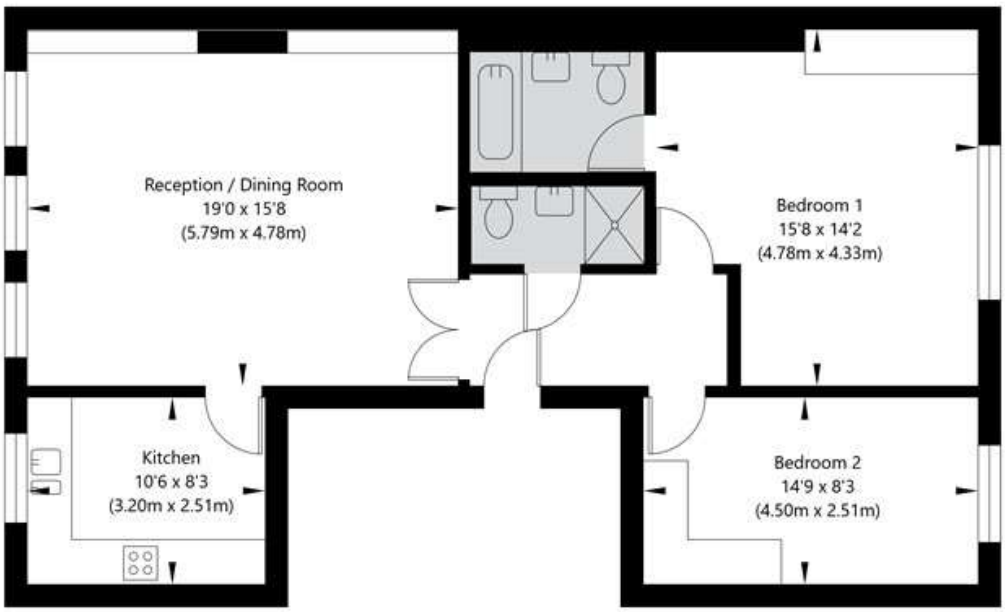


For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/MDV240021

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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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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