



Sutherland Avenue, Maida Vale, London, W9

£825,000 *Leasehold*



Winkworth have the pleasure in offering a bright two-bedroom, second floor apartment, forming part of an attractive period conversion, situated in the heart of this sought after area. Offering well-proportioned accommodation, the apartment has use and stunning views over extensive communal gardens. The apartment offers a wealth of natural light and has been designed to create an open plan kitchen reception room, two double bedrooms and a bathroom suite. Sutherland Avenue is situated close to all the local amenities offered by this fashionable area, including the boutique shops, cafes (Approximately 0.5 Miles) on Clifton Road, the famous Regents canal, Paddington Recreation Ground (Approximately 0.3 Miles) with outstanding children's play area, tennis courts, running tracks and Warwick Avenue (approximately 0.3 Miles) Underground Station (Bakerloo line).



Winkworth Maida Vale

020 7289 1692 | maidavale@winkworth.co.uk

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KEY FEATURES

- Two Double Bedrooms
- Bathroom Suite
- Open Plan Kitchen / Reception Room
- Communal Gardens



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 25/03/2081 (Please note our client is in the process of extending the lease by a further 90 years and this will be concluded on completion of the sale).

Service Charge: £4,687.5 per annum

Ground Rent: £125 Annually (subject to increase)

Council Tax Band: E

EPC rating: D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

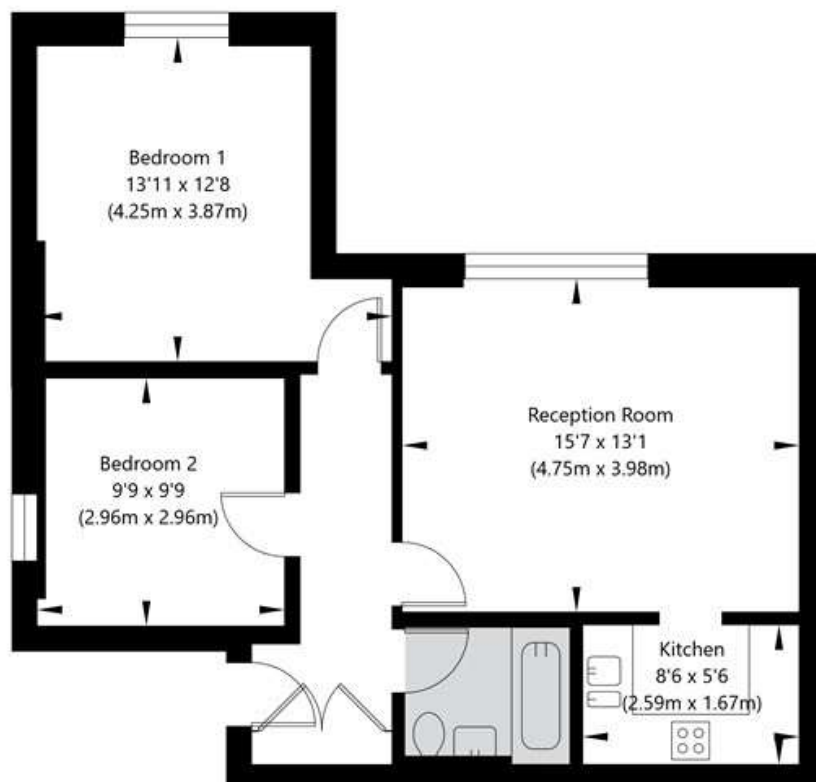
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/MDV250146>

Sutherland Avenue, London, W9 1HP

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 58.08 SQ M / 625 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 58.08 SQ M / 625 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.

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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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