



Sutherland Avenue, W9

OIEO £650,000 *Share of Freehold*



A bright two-bedroom top-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 bedrooms and a bathroom suite and study. Sutherland Avenue is situated close to all the local amenities offered by this fashionable area including the boutique shops, cafes (Approximately 0.4 Miles) on Clifton Road, Paddington Recreation Ground (Approximately 0.4 Miles) with outstanding children's play area, tennis courts, running tracks and Warwick Avenue (approximately 0.3 Miles) Underground Station (Bakerloo line). Images have been virtually staged using CGI and are for illustrative purposes only. They are intended to convey the concept and vision for the property. They are for guidance only, and may alter and do not necessarily represent a true and accurate depiction of the finished property.



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020 7289 1692 | maidavale@winkworth.co.uk

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KEY FEATURES

- Two Bedrooms
- One Bathroom Suite
- Open Plan Kitchen Reception Room
- Study
- Top-Floor Apartment
- Period Conversion
- Extensive Communal Gardens
- Share of Freehold

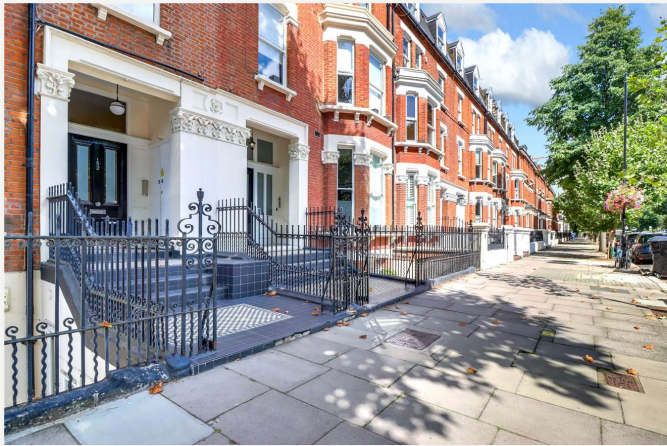


MATERIAL INFO

Tenure: Share of Freehold
Lease Expiry Date: 01/01/3013
Service Charge: £6,897 per annum
Ground Rent: £0 Annually (subject to increase)
Council Tax Band: F
EPC rating: D



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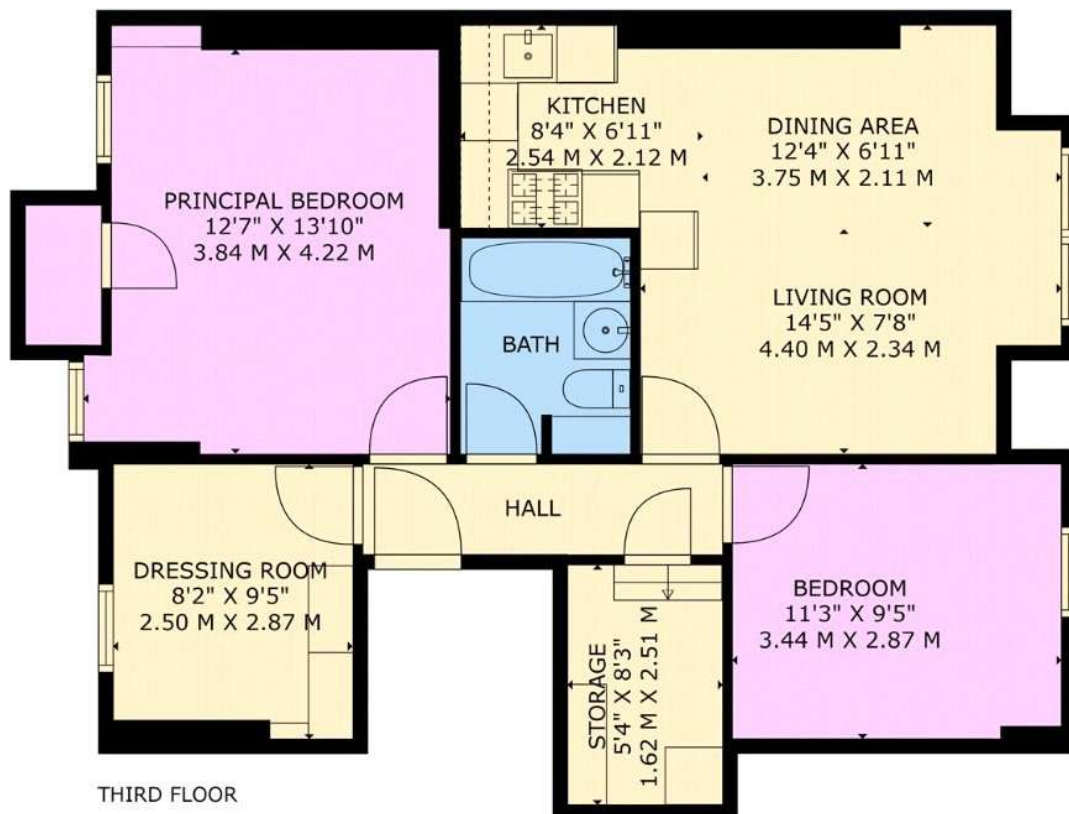


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/MDV230147>



GROSS INTERNAL AREA: 764 SQ. FT

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and doors are approximate. Whilst every care is taken into the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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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