

SUTHERLAND AVENUE, W9 £1,250,000 SHARE OF FREEHOLD

Winkworth Maida Vale is excited to present this spacious (approx. 1,213 sq ft), bright, three-bedroom maisonette occupying the top two floors of an attractive converted period house, located in the heart of Maida Vale. The apartment is in excellent condition throughout and offers excellent living space, including a generous open-plan kitchen/reception room that opens onto a delightful south-facing balcony. The accommodation comprises a spacious primary bedroom with en-suite shower room, two further bedrooms, and a modern family bathroom. The property also benefits from substantial built-in storage (approx. 371 sq ft), enhancing its practicality for everyday living. Situated on Sutherland Avenue, this Victorian end-of-terrace property is ideally positioned to enjoy the vibrant local scene, with boutique shops, pubs and cafes close at hand. It's just moments (approx. 0.1 miles) from the picturesque canals of Little Venice and a short stroll from the open green spaces of Paddington Recreation Ground (approx. 0.3 miles). The apartment benefits from excellent transport links, with Warwick Avenue Underground Station (Bakerloo Line, approx. 0.3 miles) and Paddington Station (Elizabeth Line, National Rail and Heathrow Express approximately 0.8 miles away).

Three Bedrooms | Bathroom | Shower Room | Reception Room/Kitchen | Storage | Balcony |
Share of Freehold

View our virtual tour here: <https://youtu.be/E5WtkBY4vzc>

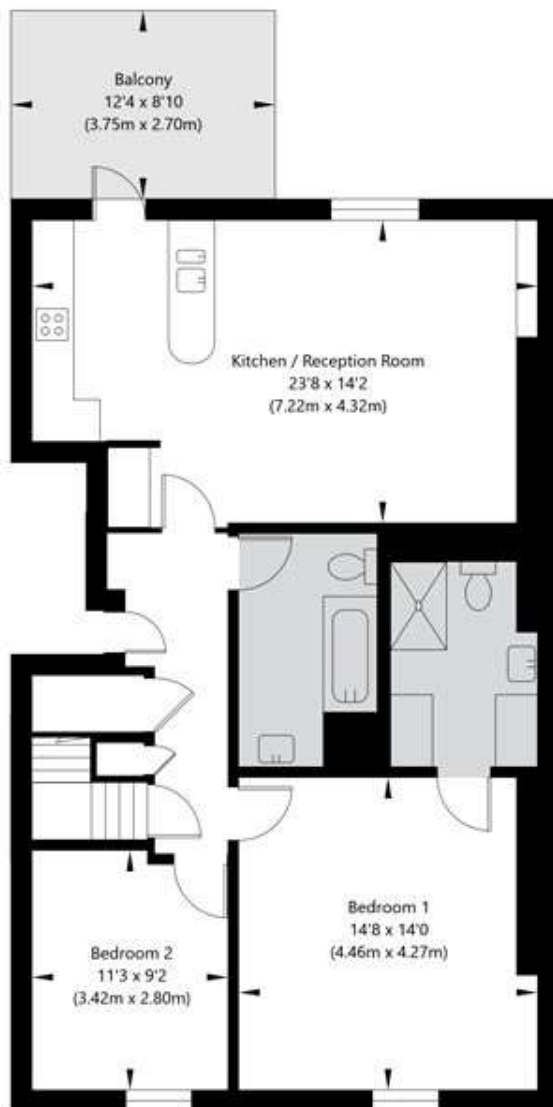
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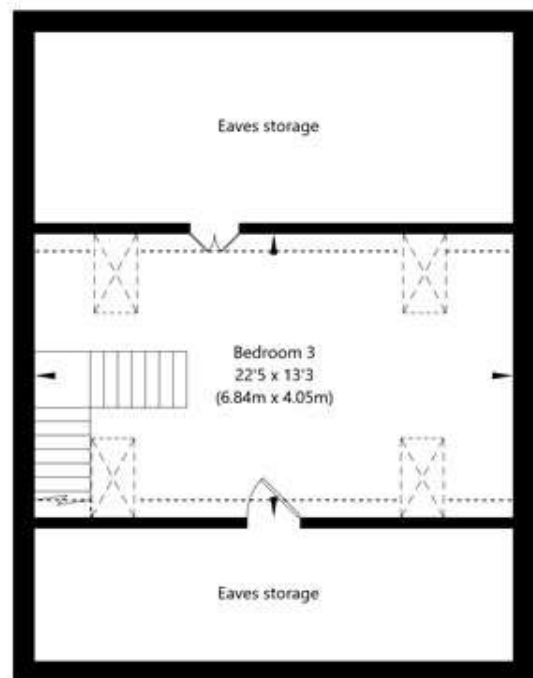
[winkworth.co.uk/maida-vale](https://www.winkworth.co.uk/maida-vale)



Sutherland Avenue, London W9 2HG



Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 85.71 SQ M / 923 SQ FT



Fourth Floor
GROSS INTERNAL FLOOR AREA
APPROX. 61.42 SQ M / 661 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 147.13 SQ M / 1584 SQ FT
APPROXIMATE GROSS INTERNAL FLOOR AREA EXCLUDING RESTRICTED HEIGHT AND EAVES STORAGE 112.69 SQ M / 1213SQ 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	70 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: Expires - 09/12/3014

Service Charge: £4,310.8 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: F

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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