



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>

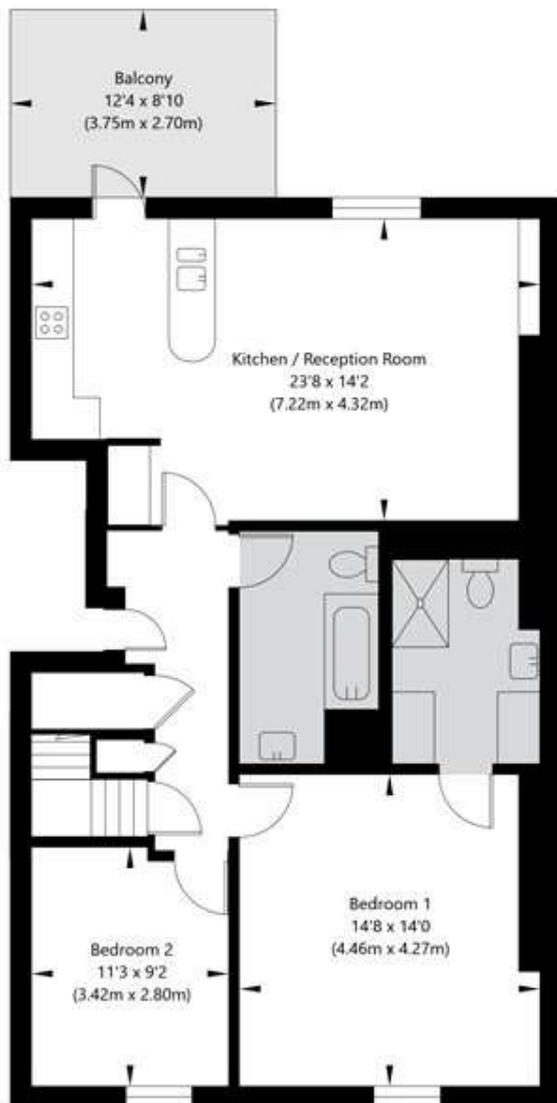
Winkworth

for every step...

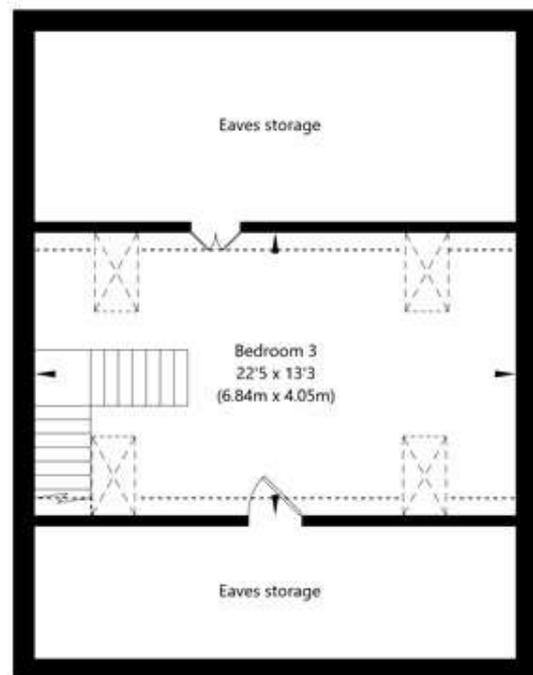
[winkworth.co.uk/maida-vale](https://www.winkworth.co.uk/maida-vale)



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.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	64 D	
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.

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. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested

Maida Vale | 211-213 Sutherland Avenue, London, W9 1RU | 020 7289 1692 |
 maidavale@winkworth.co.uk



for every step...

winkworth.co.uk/maida-vale

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.