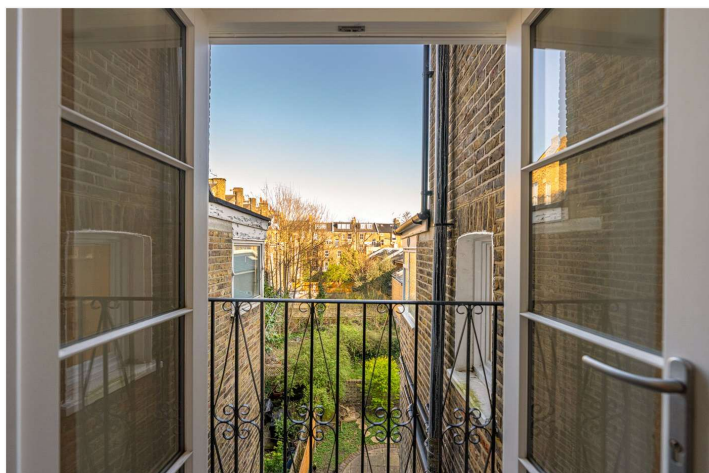




SUTHERLAND AVENUE, LONDON, W9 **£435,000 SHARE OF FREEHOLD**

A well-presented bright first floor studio apartment, forming part of a beautiful period house located in the heart of this sought after area. The property is split level, offering a large studio room with high ceilings, double doors opening to a Juliette balcony offering a wealth of natural light, stairs leading down to a separate fully fitted kitchen and a bathroom. Sutherland Avenue is well located for all the local amenities including the boutique shops, cafes on Formosa Street (0.3 miles) the famous Regents Canal and the underground at Warwick Avenue (Bakerloo line 0.4 miles).

Studio | Bedroom | Kitchen | Bathroom | Share of Freehold

Winkworth

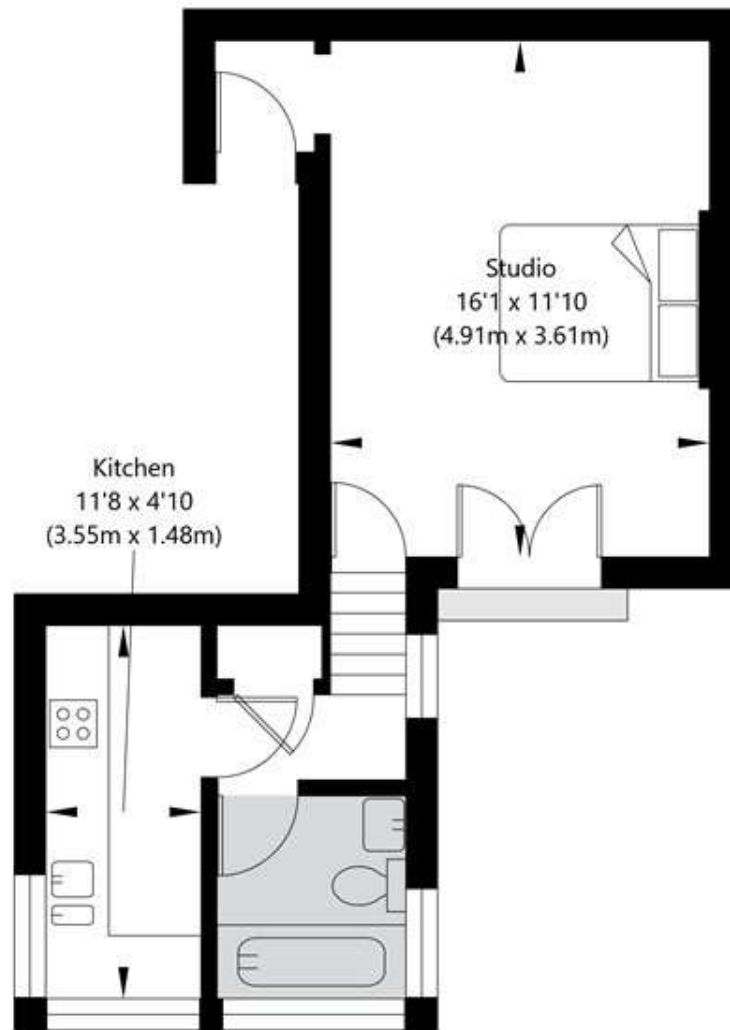
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Sutherland Avenue, London W9 2QS

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 31.54 SQ M / 339 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 31.54 SQ M / 339 SQ FT
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: Expires - 24/06/2986

Service Charge: £1,850.4 per annum

Ground Rent: £ 0 Annually

Council Tax Band: B

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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