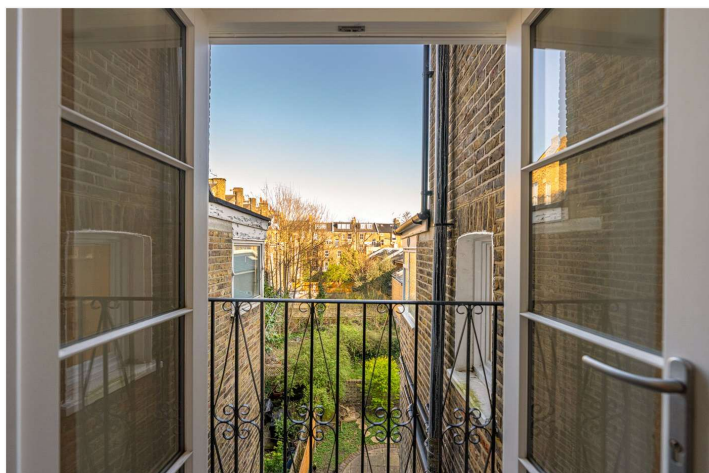




SUTHERLAND AVENUE, LONDON, W9 **£420,000 SHARE OF FREEHOLD**

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 and offers a spacious studio room with high ceilings and double doors opening onto a Juliette balcony, allowing for an abundance of natural light. Stairs led down to a separate fully fitted kitchen and a bathroom. Sutherland Avenue is well located for all local amenities, including the boutique shops and cafés on Formosa Street (0.3 miles), the famous Regent's Canal, and Warwick Avenue Underground Station (Bakerloo Line – 0.4 miles).

Studio | Bedroom | Kitchen | Bathroom | Share of Freehold

Winkworth

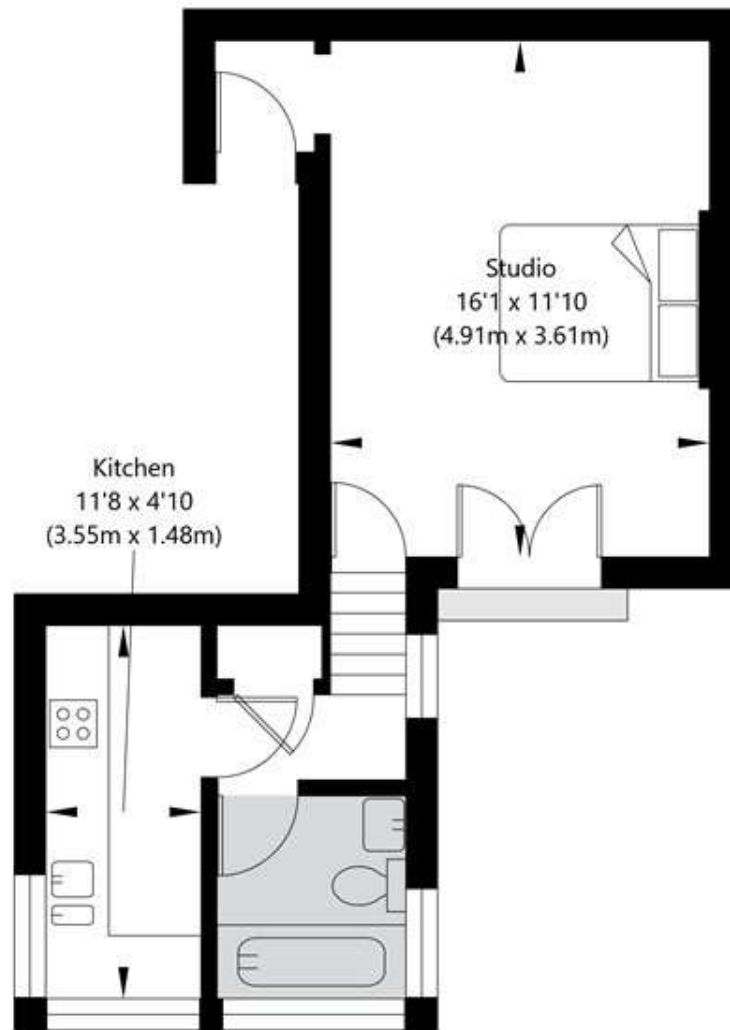
for every step...

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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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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		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 (subject to increase)

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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Maida Vale | 211-213 Sutherland Avenue, London, W9 1RU | 020 7289 1692 |
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