

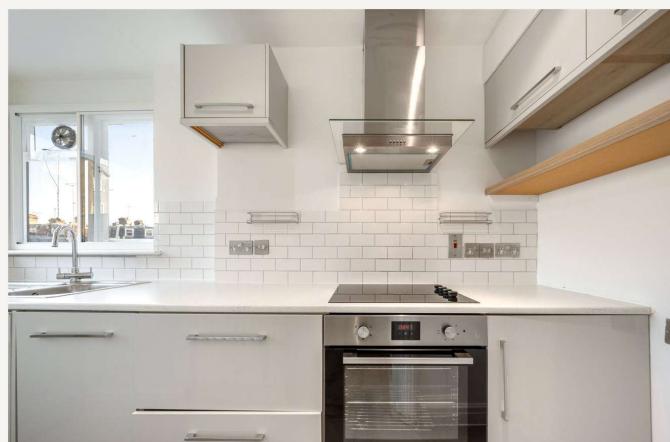


Sutherland Avenue, London, W9

£375,000 *Share of Freehold*

0 1 1

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).



Winkworth Maida Vale

020 7289 1692 | maidavale@winkworth.co.uk

Winkworth

for every step...



KEY FEATURES

- Studio
- Bedroom
- Kitchen
- Bathroom
- Share of Freehold



MATERIAL INFO

Tenure: Share of Freehold

Lease Expiry Date: 24/06/2986

Service Charge: £1,850.40 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: B

EPC rating: D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	75 C
39-54	E		
21-38	F		
1-20	G		

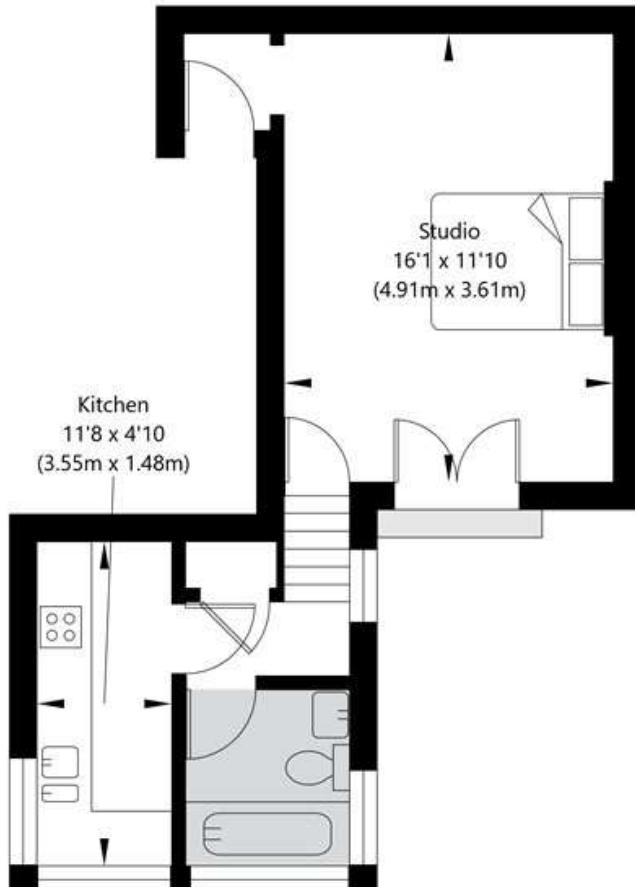
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD250030>

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
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

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.

Winkworth Maida Vale

020 7289 1692 | maidavale@winkworth.co.uk

Winkworth

for every step...

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.