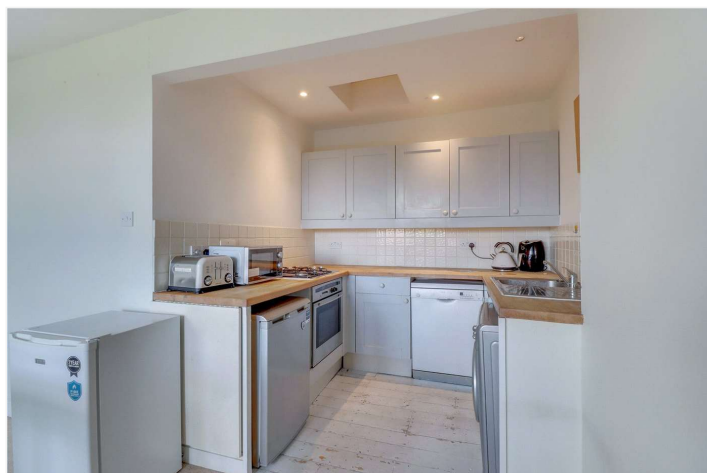




## SUTHERLAND AVENUE, W9 £795,000 SHARE OF FREEHOLD

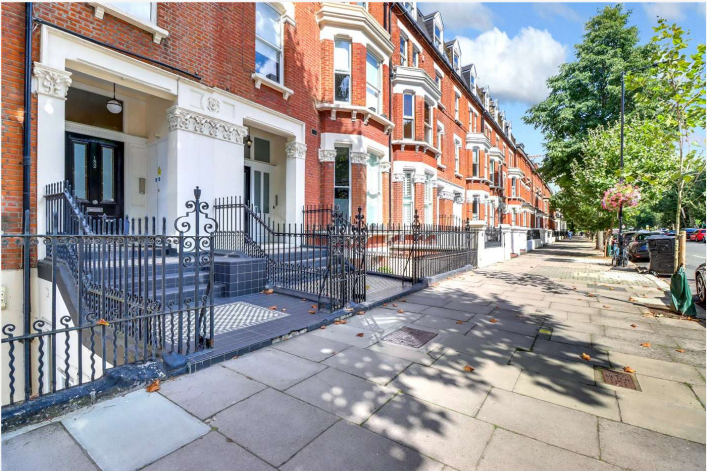
A bright three-bedroom top-floor apartment, forming part of an attractive period conversion, situated in the heart of this sought after area. Offering well-proportioned accommodation, the apartment has use and stunning views over extensive communal gardens. The apartment offers a wealth of natural light and has been designed to create an open plan kitchen reception room, three bedrooms and a bathroom suite. Sutherland Avenue is situated close to all the local amenities offered by this fashionable area including the boutique's shops, cafes (Approximately 0.4 Miles) on Clifton Road, Paddington Recreation Ground (Approximately 0.4 Miles) with outstanding children's play area, tennis courts, running tracks and Warwick Avenue (approximately 0.3 Miles) Underground Station (Bakerloo line)

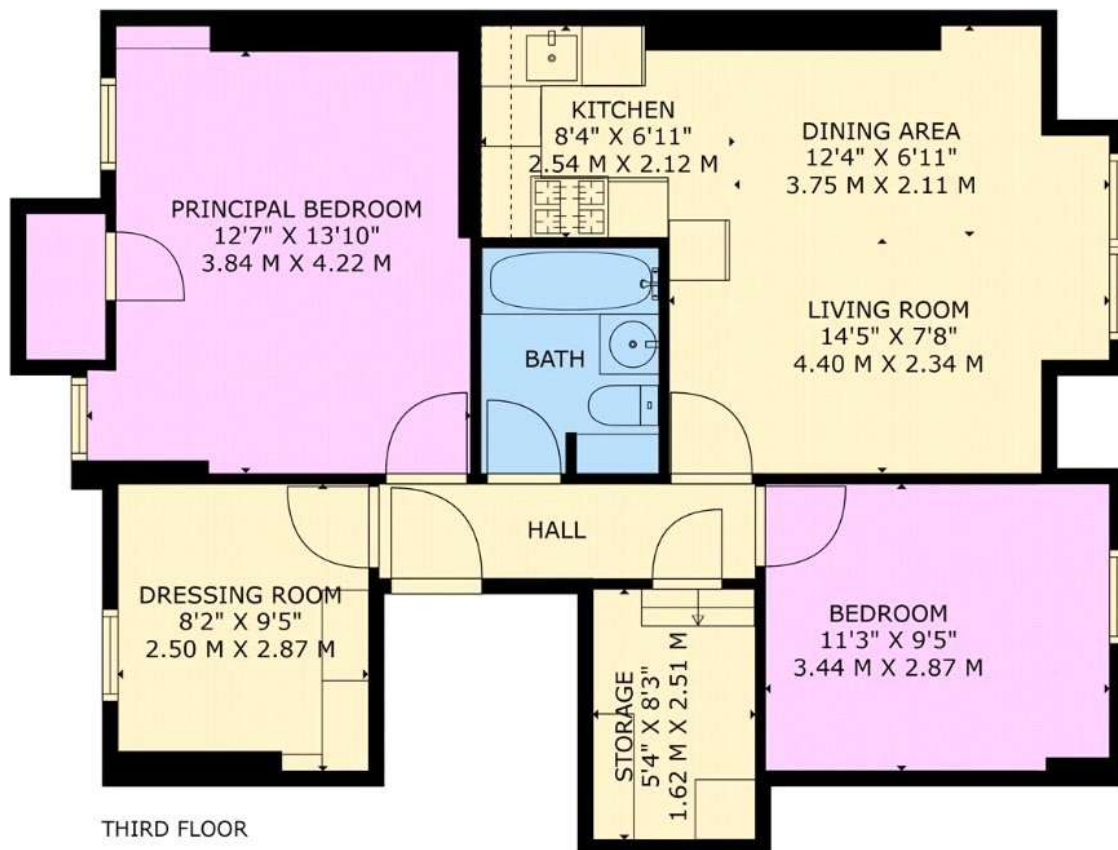
Three Bedrooms | One Bathroom Suite | Open Plan Kitchen Reception Room | Top-Floor Apartment | Period Conversion | Extensive Communal Gardens

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GROSS INTERNAL AREA: 764 SQ. FT

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and doors are approximate. Whilst every care is taken into the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 72 C      |
| 55-68 | D             | 57 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Tenure:** Share of Freehold

**Term:** Expires - 01/01/3013

**Service Charge:** £6897 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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