

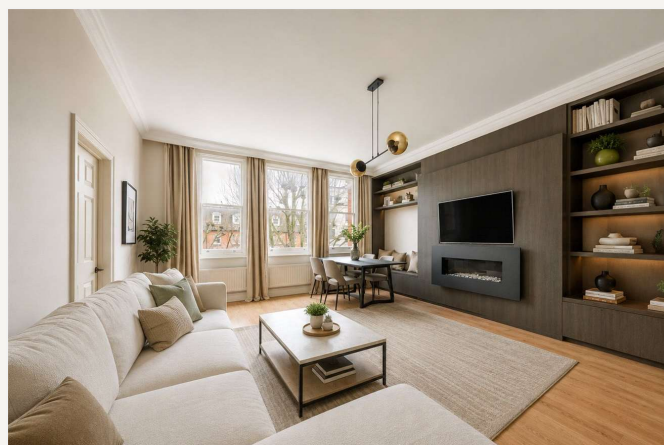


Sutherland Avenue, London, W9

£1,049,000 *Share of Freehold*

2  1  2 

A spacious bright two double bedroom second floor apartment forming part of an attractive converted red brick period house located in the heart of Little Venice. The apartment is being offered in excellent decorative condition with well-proportioned accommodation with use and views over extensive communal gardens. The apartment has been designed to create a grand entertaining room with sash windows offering a wealth of natural light with a door leading to a fully fitted kitchen. Sutherland Avenue is situated within walking distance of all the local amenities offered by this fashionable area including boutique shops, cafes in Clifton Road (0.3 miles), the famous Regents Canal and the Underground Station at Warwick Avenue (Bakerloo Line, 0.3 miles). Our client is currently extending the underlying lease to 999 years and the apartment will be sold with the benefit of the long lease.



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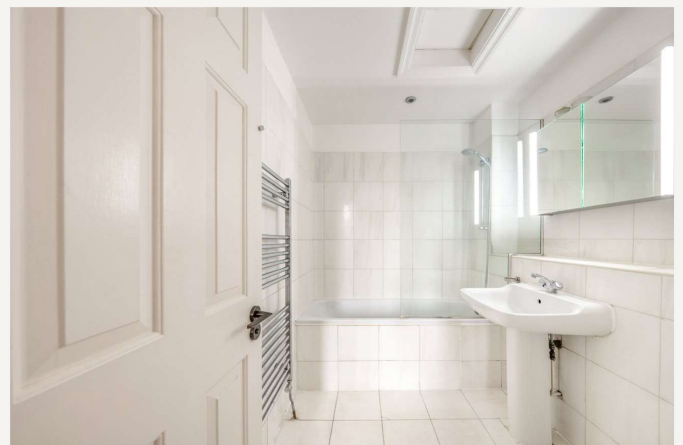
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KEY FEATURES

- Entrance Hall
- Principal Bedroom With En-Suite Bathroom
- Second Double Bedroom
- Shower Room
- Reception Room
- Kitchen
- Residents Parking
- Communal Gardens
- Share of Freehold



MATERIAL INFO

Tenure: Share of Freehold

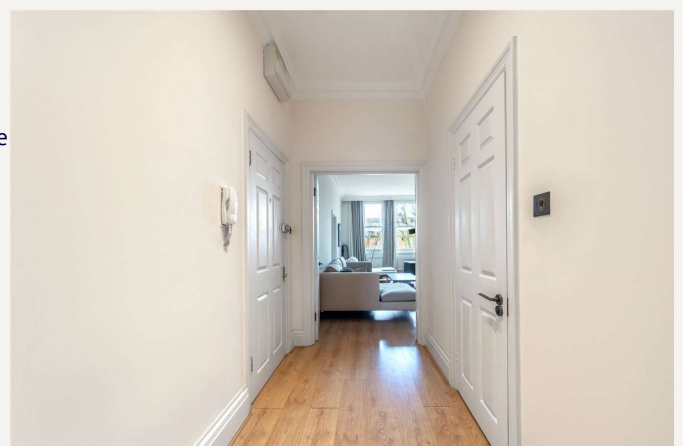
Lease Expiry Date: 25/12/2110 - Our client is currently extending the unde benefit of the long lease

Service Charge: £1,200 per annum

Ground Rent: £50 Annually (subject to increase)

Council Tax Band: G

EPC rating: C



Images have been virtually staged using CGI and are for illustrative purposes only. They are intended to convey the concept and vision for the property. They are for guidance only, and may alter and do not necessarily represent a true and accurate depiction of the finished property



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

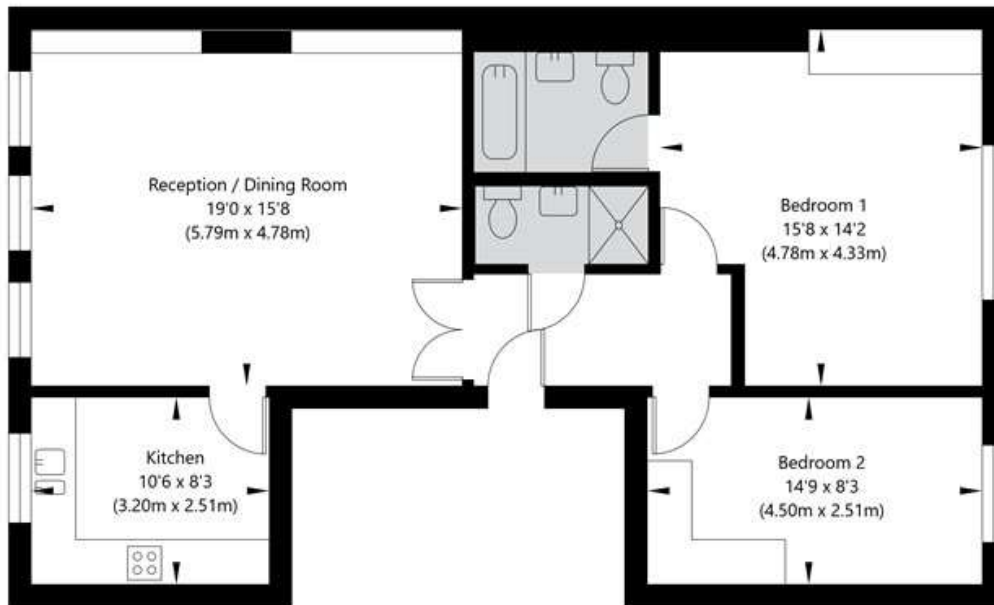
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/MDV240021>

Sutherland Avenue, London W9 1ET

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 81.52 SQ M / 878 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 81.52 SQ M / 878 SQ FT
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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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