

## SUTHERLAND AVENUE, LONDON, W9 £1,450,000 SHARE OF FREEHOLD

Winkworth is excited to offer this impressive and unique three-bedroom apartment, forming part of an attractive period house. The property has been well looked after and finished to an excellent standard, boasting well-proportioned rooms, a private entrance, and a modern exceptionally bright kitchen featuring skylights and French doors leading out to a generously sized private garden. The primary bedroom benefits from an en-suite shower room, a second bedroom on the upper floor, and a further bedroom on the lower floor with access to a courtyard. Sutherland Avenue is located close to all local amenities, including the boutique shops and cafes on Clifton Road (approx. 0.7 miles) and the Underground at Warwick Avenue (Bakerloo Line, 0.5 miles). The vault is not in the demise of the lease

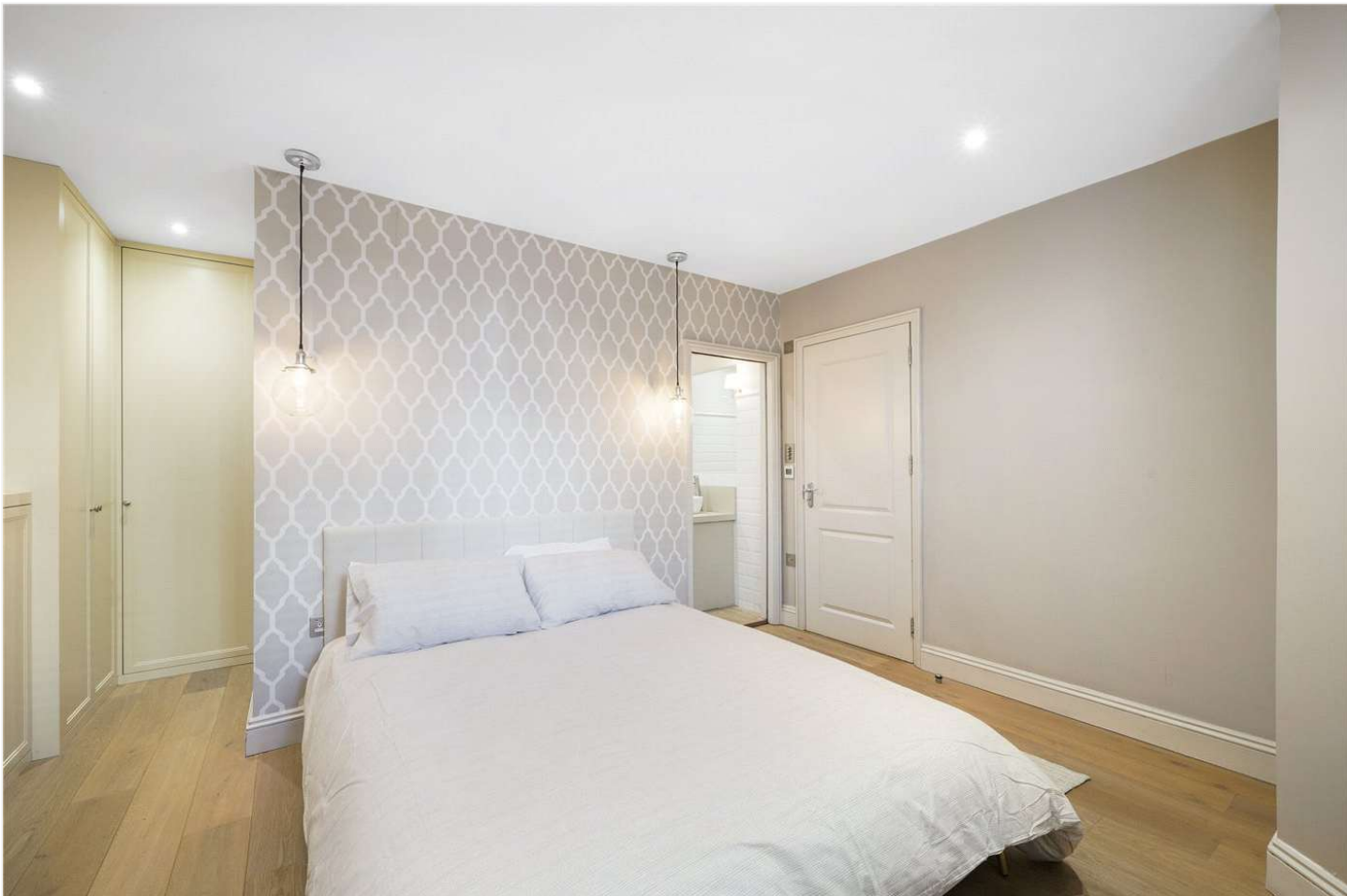
Primary Double Bedroom with En-Suite Bathroom | Utility Room | Family Bathroom | Two Further Double Bedroom | Open Plan Kitchen/Dining Room | Reception Room | Study/Wine Room | Three Private Courtyards | Private Garden | Share of Freehold

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# Sutherland Avenue, W9 2HE

Approx Gross Internal Area = 124.07 sq m / 1335 sq ft



Ref :

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**B L E U**  
**P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of Freehold

**Term:** Expires - 24/03/2109

**Service Charge:** £2,000 per annum

**Ground Rent:** £ 0 Annually

**Council Tax Band:** E

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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