

SUTHERLAND AVENUE, LONDON, W9 £1,350,000 SHARE OF FREEHOLD

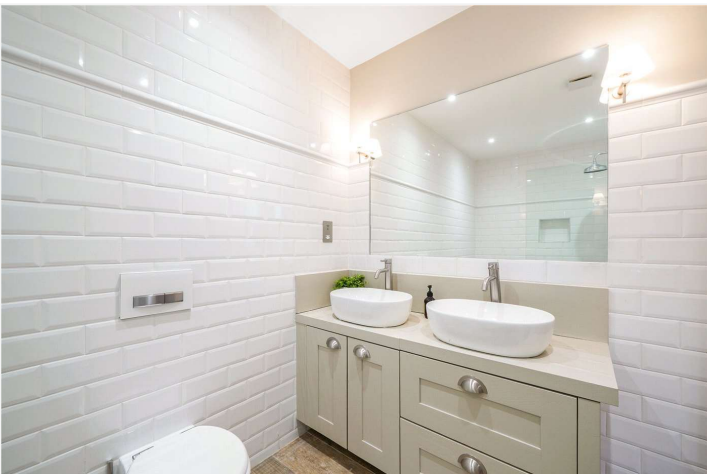
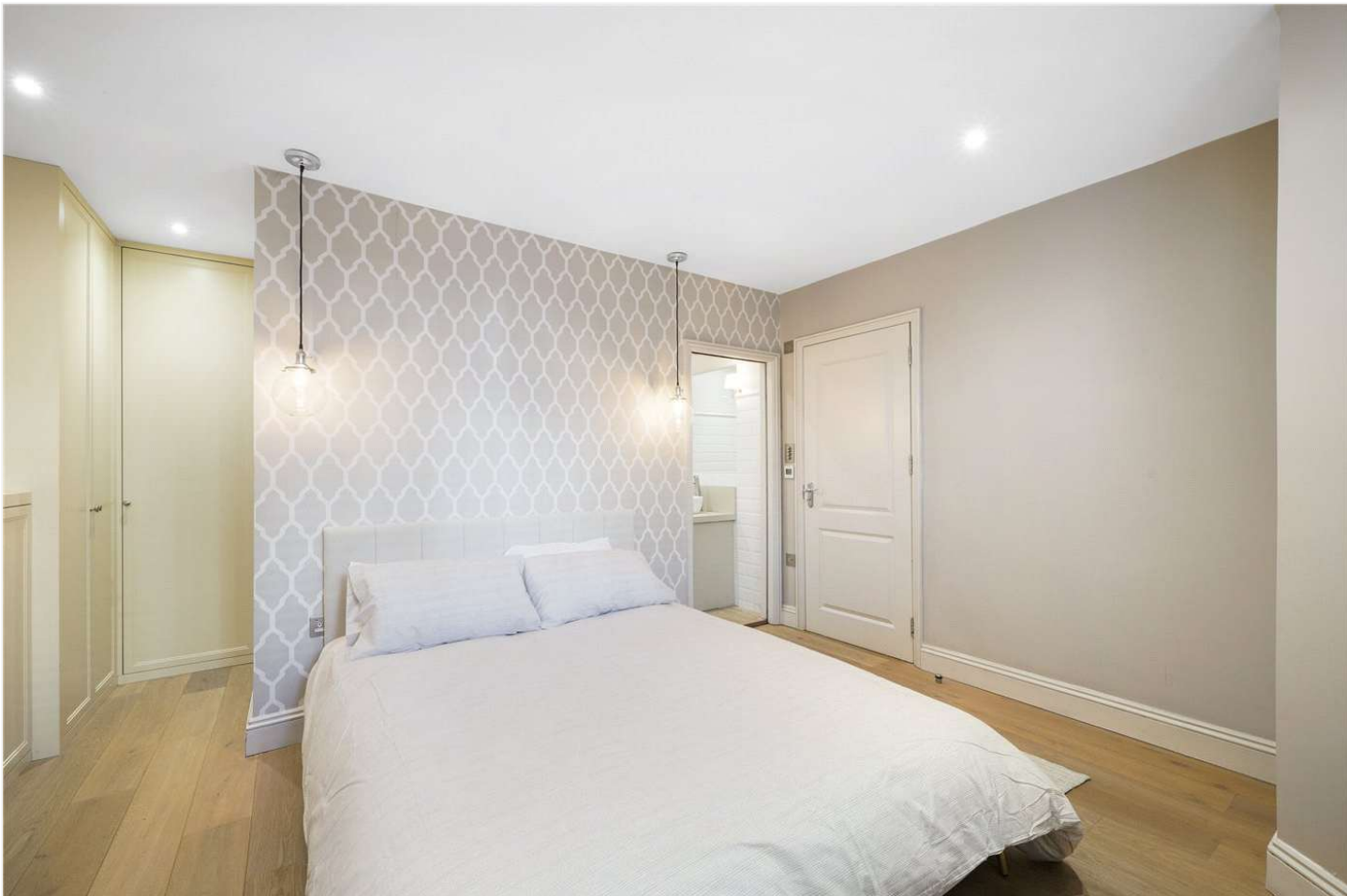
Winkworth is excited to offer this impressive and unique three-bedroom apartment, forming part of an attractive period house. The property has been well looked after and finished to an excellent standard, boasting well-proportioned rooms, a private entrance, and a modern exceptionally bright kitchen 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

Winkworth

for every step...

[winkworth.co.uk/maida-vale](https://www.winkworth.co.uk/maida-vale)



Sutherland Avenue, W9 2HE

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



Ref :

Copyright

**BLEU
PLAN**

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.

Copyright @ BleuPlan

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: £2000 per annum

Ground Rent: £ 0 Annually (subject to increase)

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.

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. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested

Maida Vale | 211-213 Sutherland Avenue, London, W9 1RU | 020 7289 1692 |
maidavale@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk/maida-vale

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.