



Sutherland Avenue, London, W9

£1,800,000 *Share of Freehold*



Winkworth have the pleasure in offering a beautiful well-proportioned, three-bedroom garden flat which has been custom designed and remodelled to create a large, bright spacious entertaining area with a fully integrated Sonos wireless music system and concertina doors opening onto a private patio garden leading onto extensive communal gardens. The apartment offers lateral living, spreading over approximately 1388 Square Feet with high ceilings, its own entrance, a grand principal bedroom suite, two further bedrooms, a study, second bathroom and a large fully fitted kitchen. The apartment forms part of a grand stucco Victorian terraced house in the heart of Little Venice close to all the local amenities including the boutique shops, cafes on Clifton Road (Approx. 0.3 Miles) the famous Regents Canal and the Underground Station (Approx. 0.3 Miles) at Warwick Avenue (Bakerloo Line).



Winkworth Maida Vale

020 7289 1692 | maidavale@winkworth.co.uk

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KEY FEATURES

- Principal Bedroom With En-Suite Shower Room
- Three Bedrooms
- Family Bathroom
- Kitchen
- Reception Room
- Terrace & Patio
- Study
- Air Conditioning In Principal Bedroom
- Access To Communal Gardens
- Share of Freehold



MATERIAL INFO

Tenure: Share of Freehold

Lease Expiry Date: 24/12/2983

Service Charge: £5,392.5 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: G

EPC rating: C





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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



<https://www.winkworth.co.uk/sale/property/MDV240189>

Sutherland Avenue
W9



Approx. Gross Floor Area = 129 sq.meters • 1395 sq.feet

For illustrative purposes only. Measured and drawn in accordance to RICS guidelines. Not drawn to scale.
Prepared by swan-photography.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.

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