



Sutherland Avenue, W9

£365,000 *Leasehold*

0  1  1 

A well-presented ground floor studio apartment, forming part of a beautiful period house located in the heart of Maida Vale. The property retains many attractive features, including a bright studio room with high ceilings and full-length sash windows, a separate fully fitted kitchen and a bathroom. Sutherland Avenue is ideally situated for all local amenities, including the boutique shops and cafes on Formosa Street (0.3 miles), the famous Regent's Canal, Warwick Avenue Underground Station (Bakerloo Line – 0.4 miles), and Westbourne Park Station (Hammersmith & City Line – approximately 0.6 miles).



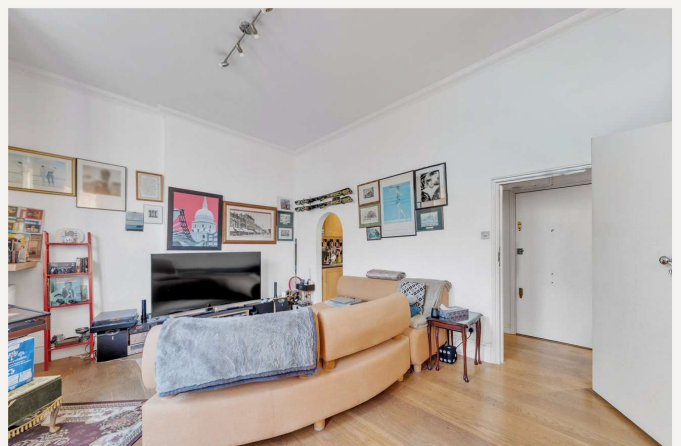
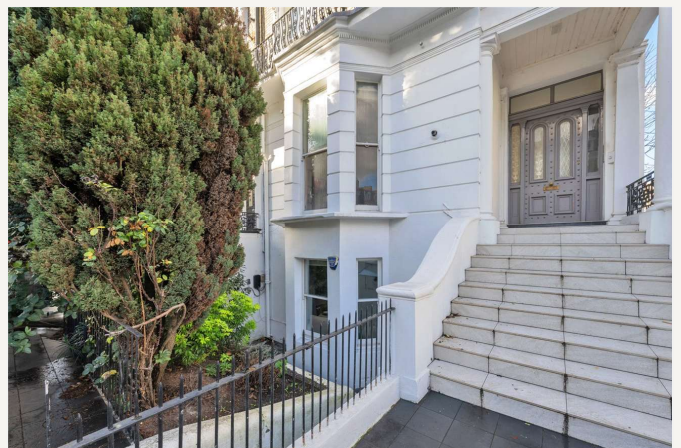
Winkworth Maida Vale

020 7289 1692 | maidavale@winkworth.co.uk



KEY FEATURES

- Studio
- Ground Floor
- Separate Kitchen
- Separate Bathroom
- Leasehold





MATERIAL INFO

Tenure: Leasehold

Term: 987 year and 3 months

Service Charge: £715.33 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: C

EPC rating: C

Electricity supply: Mains Supply

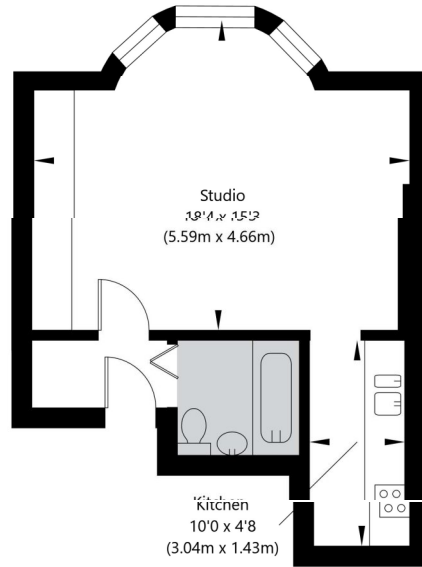
Sewerage supply: Mains Supply

Water supply: Mains Supply

Mobile signal: Good outdoor and In-home

Sutherland Avenue, London W9 2QU

Raised Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 33.22 SQ M / 358 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 33.22 SQ M / 358 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 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/SJD250298>

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.

Winkworth Maida Vale

020 7289 1692 | maidavale@winkworth.co.uk

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.