



## Sutherland Avenue, W9

£340,000 *Leasehold*

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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](mailto:maidavale@winkworth.co.uk)

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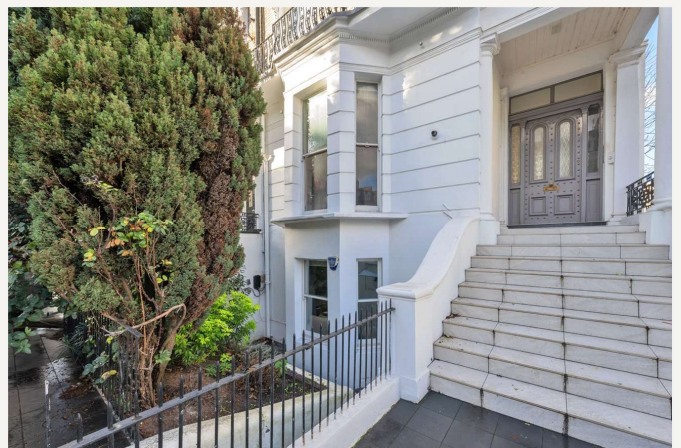
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## KEY FEATURES

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



## MATERIAL INFO

**Tenure:** Leasehold

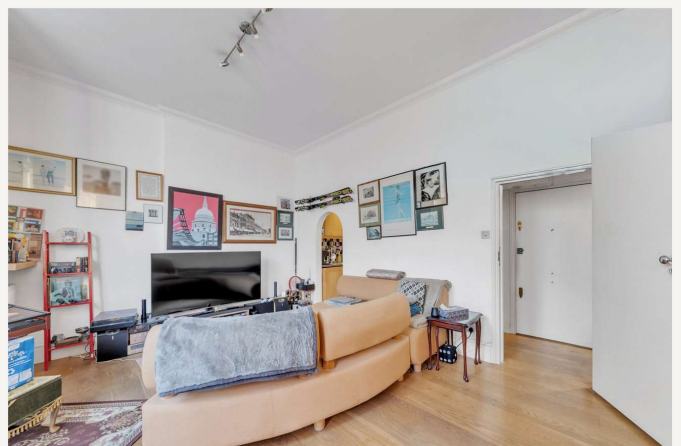
**Lease Expiry Date:** 11/03/3013

**Service Charge:** £715.33 per annum

**Ground Rent:** £0 Annually (subject to increase)

**Council Tax Band:** C

**EPC rating:** C





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		

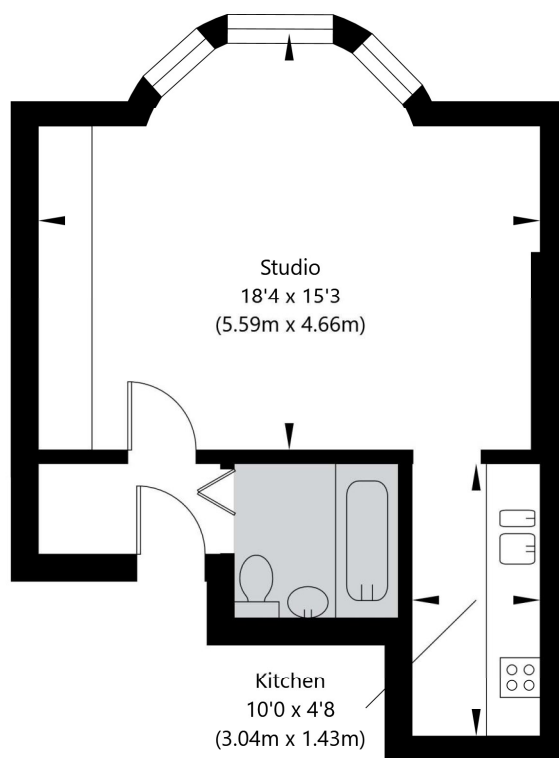
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD250298>

## 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.

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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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