



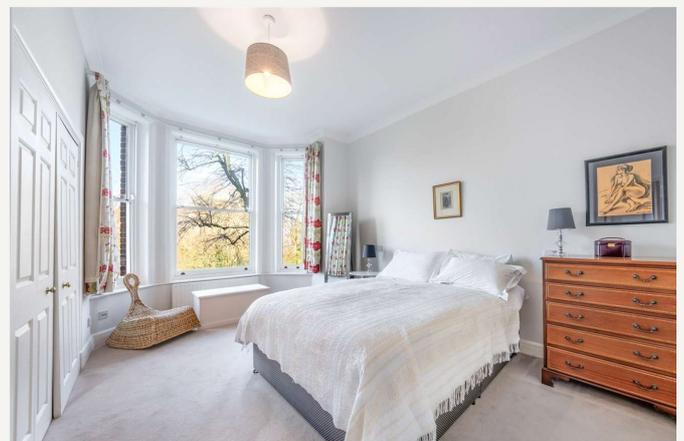
Sutherland Avenue, London, W9

£1,250,000 *Share of Freehold*



A bright, well-proportioned two / three bedroom, first floor apartment (with a lift) located on a residential sought-after road in Little Venice. The apartment forms part of an impressive converted Victorian house, with use and views across extensive Communal Gardens. The apartment offers a wealth of natural light and has been designed to create well-proportioned accommodation, with a principal bedroom suite with an en suite bathroom, a second shower room, a grand reception room with stunning views over the communal gardens, a fully fitted kitchen and a separate dining room, which could easily be turned into a third bedroom if required.

Sutherland Avenue is located close to all the amenities offered by this fashionable area, including boutique shops, cafes on Clifton Road (approximately 0.4 Miles) the famous Regents Canal and the Underground (Approximately 0.4 Miles) at Warwick Avenue (Bakerloo Line).



Winkworth Maida Vale

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KEY FEATURES

- Two / Three Bedrooms
- Reception Room
- Bedroom suite with En Suite Bathroom
- Shower Room
- Fully Fitted Kitchen
- Lift Access
- Separate Dining Room
- Communal Gardens
- Share of Freehold



MATERIAL INFO

Tenure: Share of Freehold
Lease Expiry Date: 02/09/2113
Service Charge: £4,804.02 per annum
Ground Rent: £0 Annually
Council Tax Band: G
EPC rating: To be confirmed





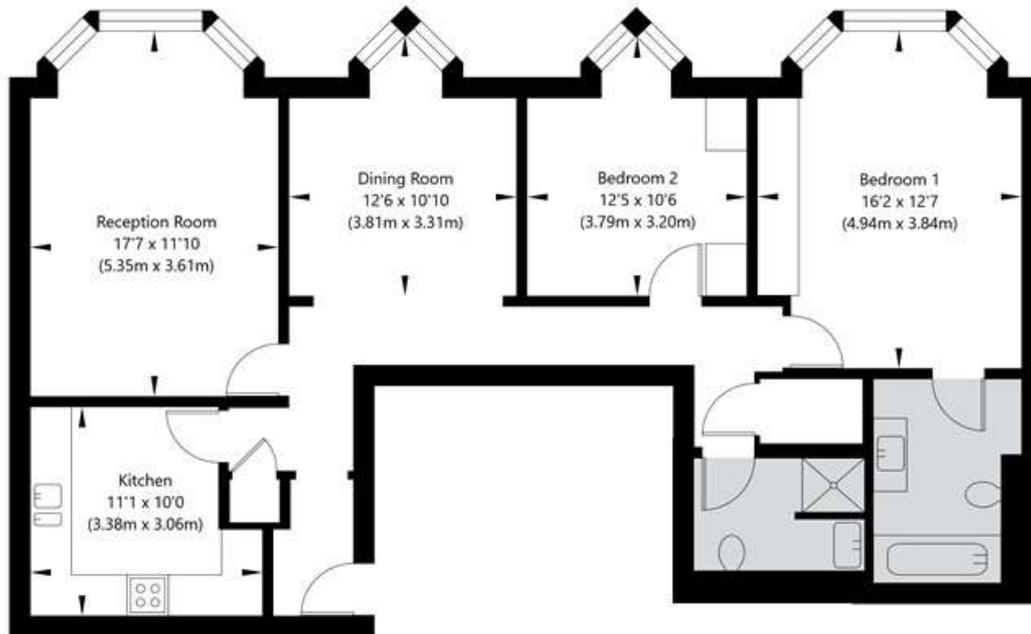
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/MDV250007>

Sutherland Avenue, London W9 1HR

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 94.72 SQ M / 1020 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 94.72 SQ M / 1020 SQ FT
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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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