

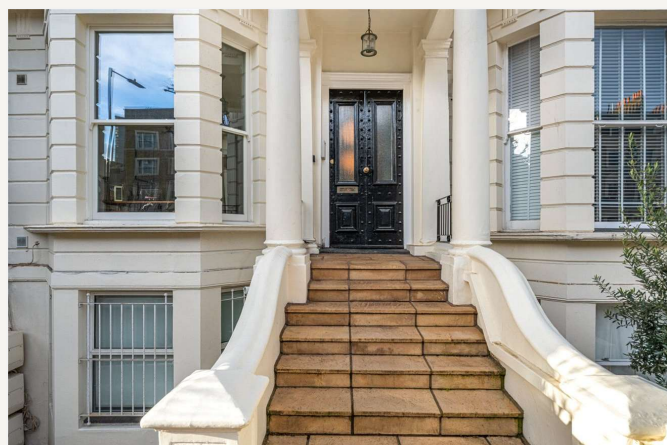


Sutherland Avenue, W9

£435,000 *Share of Freehold*



A well-presented, bright first-floor one bedroom apartment, forming part of a beautiful period house which underwent a full exterior refurbishment in 2025, located in the heart of this sought-after area. The property offers a wealth of natural light, with wonderful high ceilings, an open plan kitchen reception room with floor to ceiling sash windows opening to a balcony, a fully tiled bathroom suite and a principal bedroom with extensive built-in, full height storage cupboards. Sutherland Avenue is well located for all local amenities offered by this fashionable area, including the boutique shops and cafés on Formosa Street (approx. 0.4 miles), the famous Regent's Canal (approx. 0.6 Miles), Warwick Avenue Underground Station (Bakerloo Line approx. 0.4 miles) as well as Westbourne Park Station (approx. 0.6 miles) which offers both the circle & Hammersmith and city lines.



Winkworth Maida Vale

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KEY FEATURES

- One Bedroom
- One Reception Room
- One Bathroom
- Open Plan Kitchen
- Balcony
- Share of Freehold



MATERIAL INFO

Tenure: Share of Freehold
Lease Expiry Date: 19/02/3006
Service Charge: £2,171 per annum
Ground Rent: £0 Annually
Council Tax Band: B
EPC rating: C



Images have been virtually staged using CGI and are for illustrative purposes only. They are intended to convey the concept and vision for the property. They are for guidance only, and may alter and do not necessarily represent a true and accurate depiction of the finished property.



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		

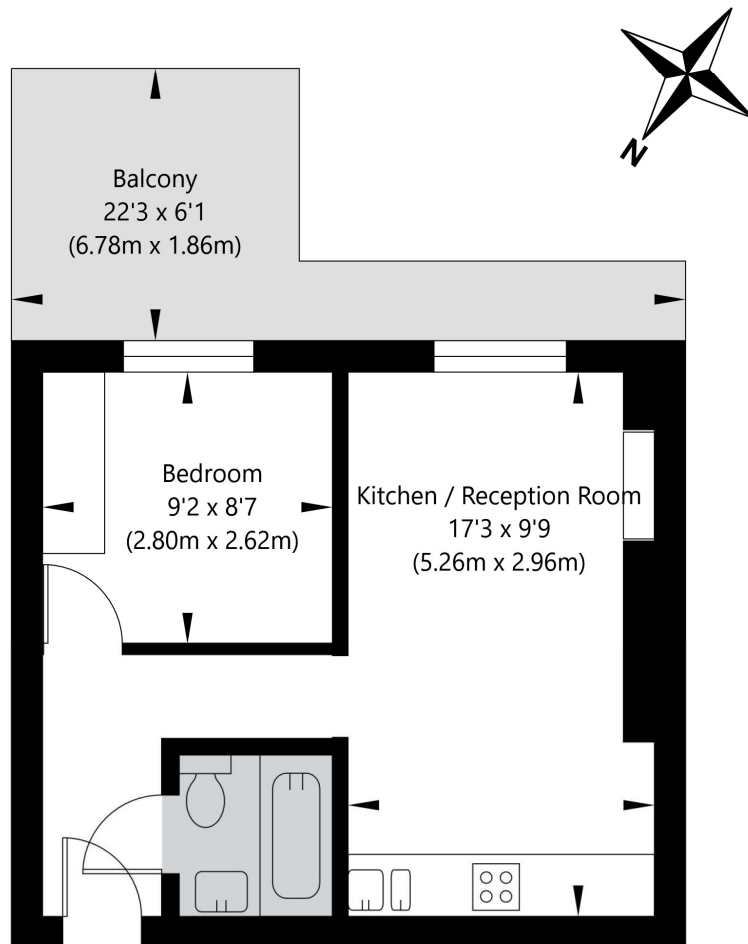
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/MDV260027>

Sutherland Avenue, London W9 2HQ

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 31.09 SQ M / 335 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 31.09 SQ M / 335 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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