



SUTHERLAND AVENUE, W9 £12,995 PER MONTH UNFURNISHED

A stylish four-bedroom ground and garden duplex on Sutherland Avenue, a prestigious tree lined road in the heart of Maida Vale. This beautifully presented property is within a red brick Victorian conversion and benefits from a balcony and a private patio with access to the extensive communal gardens. The property comprises of a principal bedroom with a further three double bedrooms, three bathrooms (two en-suite), reception room with a mezzanine level, dining room and designer kitchen. Sutherland Avenue is ideally located to local amenities on Clifton Road and underground links on at Maida Vale (Bakerloo Line).

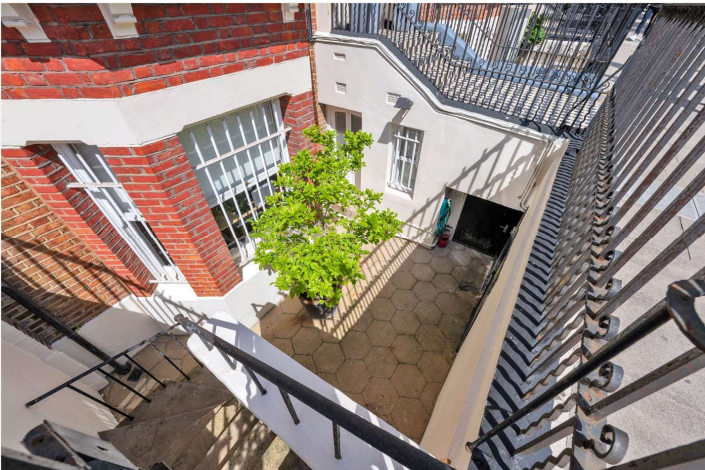
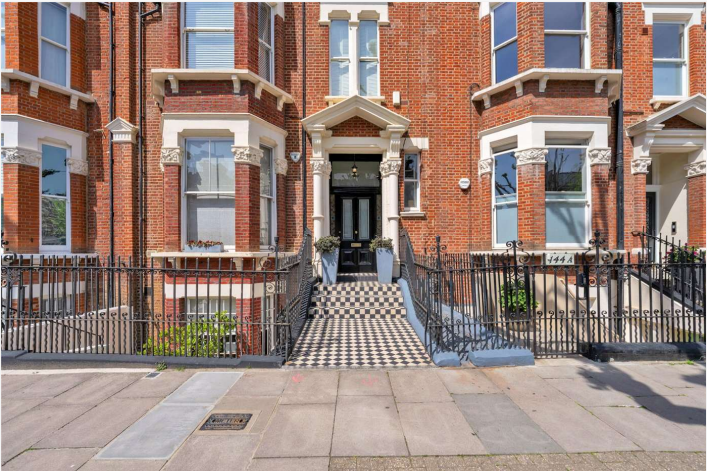
Four Bedrooms | Two Ensuite Shower Rooms | Bathroom | Kitchen/Breakfast Room | Dining Room | Guest WC | Patio | Balcony | Mezzanine Level | Communal Gardens

View our virtual tour here: <https://youtu.be/mBOrIMNN5GE>

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Sutherland Avenue, London W9 1HP



APPROXIMATE GROSS INTERNAL FLOOR AREA 199.42 SQ M / 2147 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Tenancy Deposit: £17,993.08

Holding Deposit: 1 weeks rent where the rent is up to £100,000 per annum, 2 weeks rent where the rent is over £100,000 per annum

Council Tax Band: F

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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