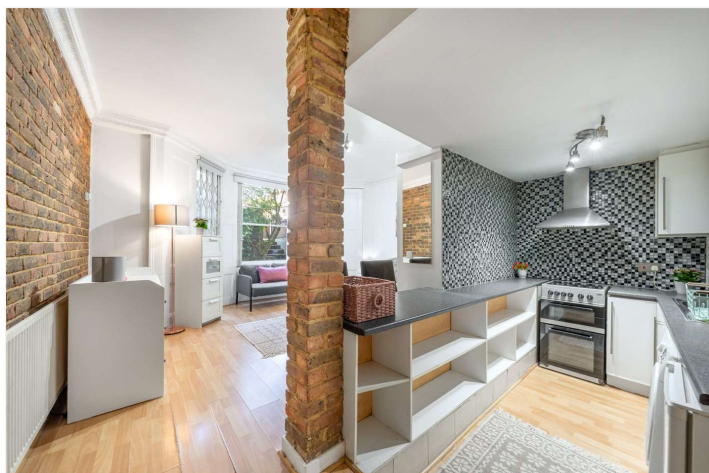




SUTHERLAND AVENUE, W9 £350,000 LEASEHOLD

A well-proportioned lower ground floor studio apartment, forming part of a beautiful period house located in the heart of this sought-after area. The property is ready for immediate occupation and offers a bright studio room with high ceilings and full-length sash windows, a separate fully fitted galley 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).

Studio | Kitchen | Bathroom | Reception Room | Leasehold

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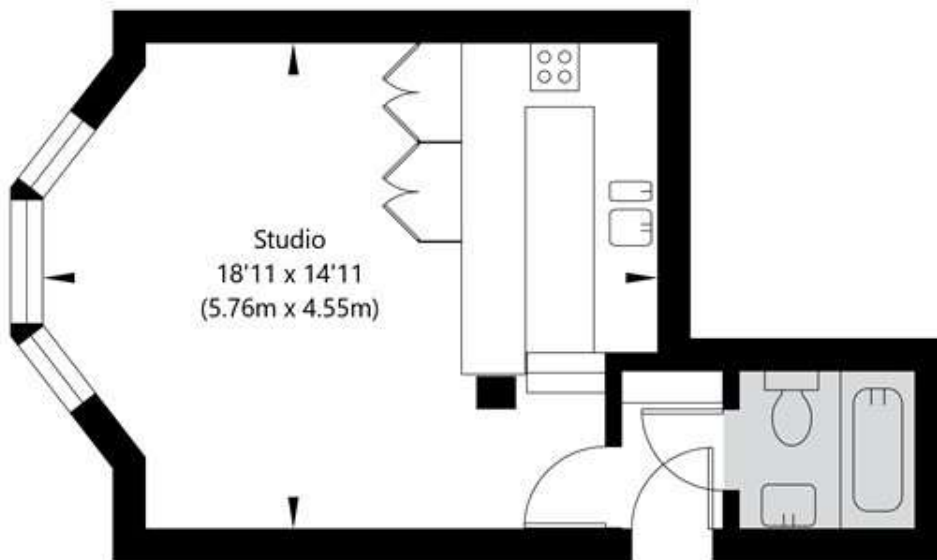
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Sutherland Avenue, London W9 2HE

Lower Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 27.72 SQ M / 298 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 27.72 SQ M / 298 SQ FT
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Expires - 24/06/2173

Service Charge: £879 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: C

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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