



## Sutherland Avenue, Maida Vale W9

**£925,000**

Compton Reeback are pleased to offer this bright and spacious two Bedroom, two bathroom apartment situated on the First floor of this delightful Victorian terraced house located in the ever popular Sutherland Avenue moments from the junction with Castellain Road. The apartment boasts a bright and spacious reception with high ceilings and floor to ceiling windows opening to small balcony, fitted kitchen with breakfast area, master bedroom with ensuite shower-room, second bedroom with good storage, family bathroom. The apartment is close to the shops and cafes of Little Venice ( Clifton Road ) and Maida Vale Underground station ( Bakerloo Line). Council tax Band G. Share of Freehold with Lease 963 years unexpired. SOLE AGENTS.



# Sutherland Avenue, Maida Vale W9

Reception room



Bathroom



Kitchen



Exterior



Bedroom 1

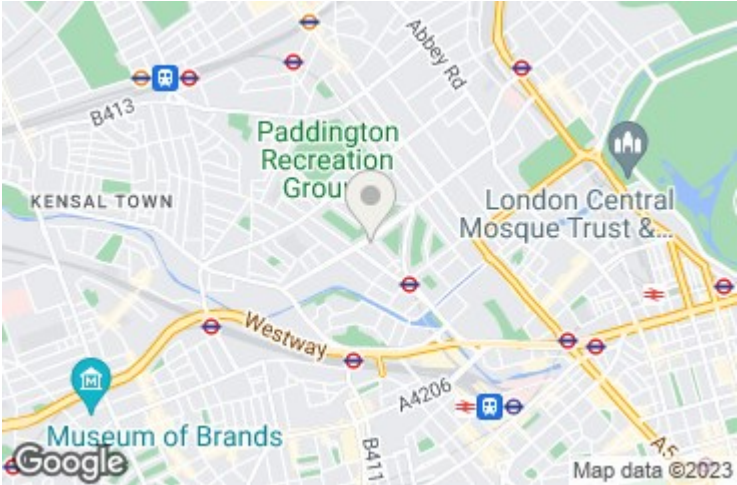


Balcony



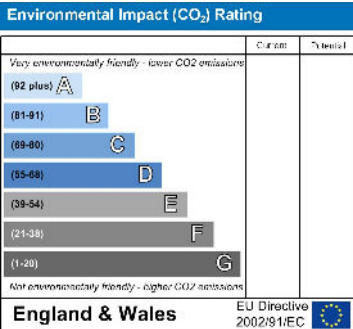
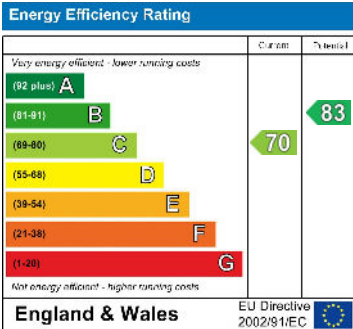
Bedroom 2

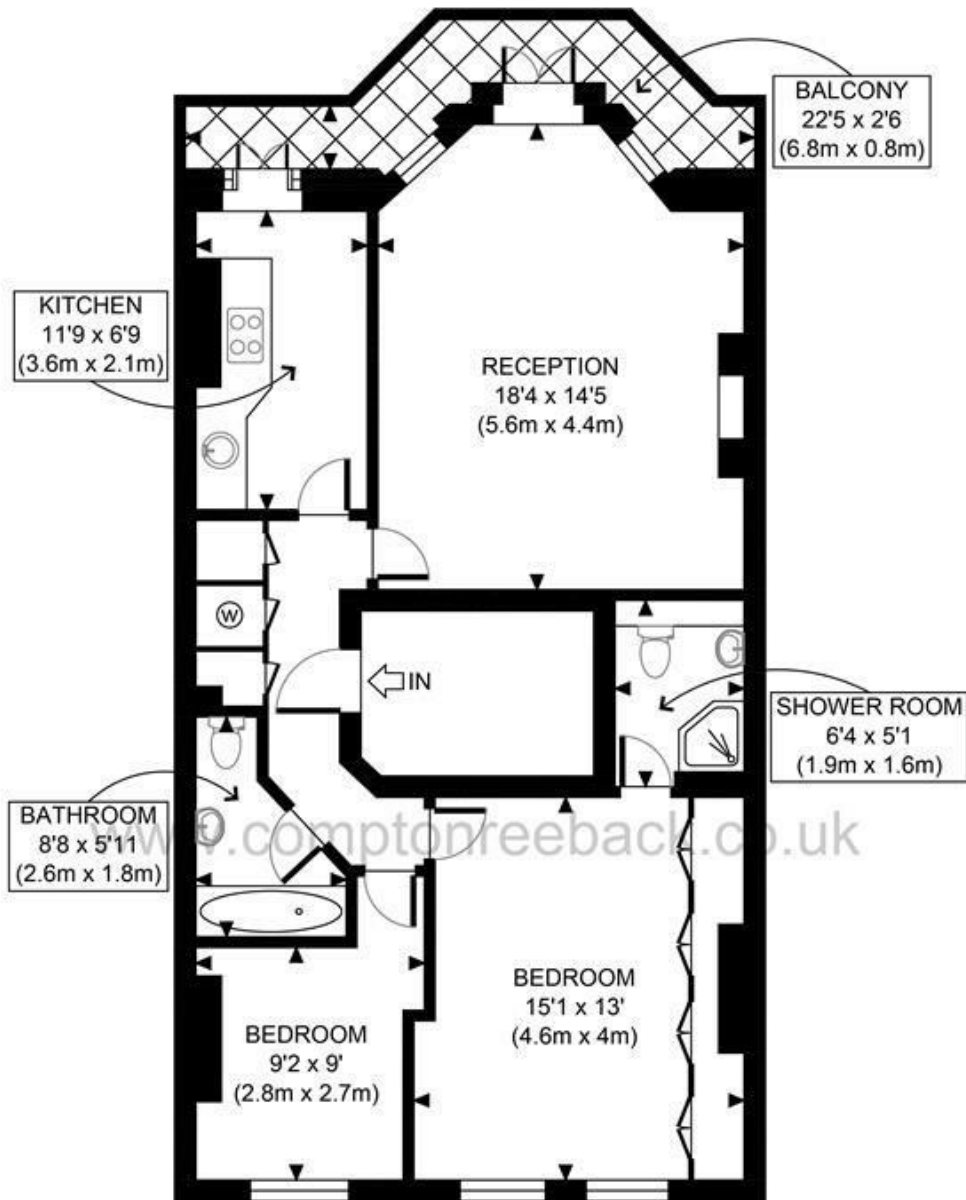
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		





FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 770 SQ FT

<p>APPROX. GROSS INTERNAL FLOOR AREA 770 SQ FT / 72 SQM</p> <p>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	<p>Sutherland Ave</p>
	<p>date 01/02/22</p>
	<p><b>photoplan</b> </p>

MAIDA VALE

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Est. 1995

Registered Name: Compton Reeback Limited Registration Number: 6880098  
Registered Office: 75 Castellain Road, Maida Vale, London W9 1EU

Directors: Brian Compton & Julian Reeback  
IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.48cm (centimeters), 1m (one meter) = 3.28' (feet)