



Sutherland Avenue, Maida Vale W9

£659,950

A bright and beautifully presented top floor 2 bedroom apartment within this period Victorian building. The apartment is accessed by a beautiful spiral staircases into an open hallway leading to: spacious reception room with excellent storage, semi open planned fitted kitchen, spacious main bedroom with built in wardrobes, second bedroom with storage, family bathroom and potential additional office space. Access point to roof top and wood flooring to reception and main bedroom. The property is conveniently position to provide easy access to Warwick Avenue Underground Station (Bakerloo line) and Paddington main line station (Elizabeth Line and Heathrow express) together with the local shops, cafes and restaurants and Little Venice canal ways located close by. Council Band E, Service charge - £2345 per annum. Share of Freehold with 961 years lease unexpired. SOLE AGENTS.

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Reception



Bedroom 2



Kitchen



Bathroom



Bedroom 1

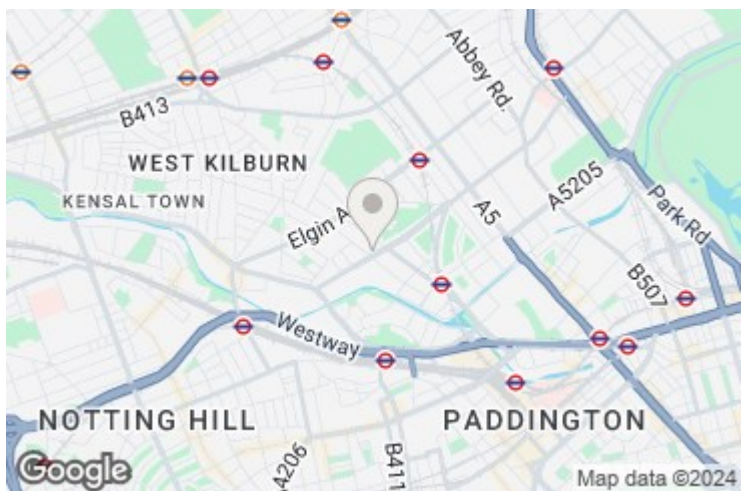


Hallway



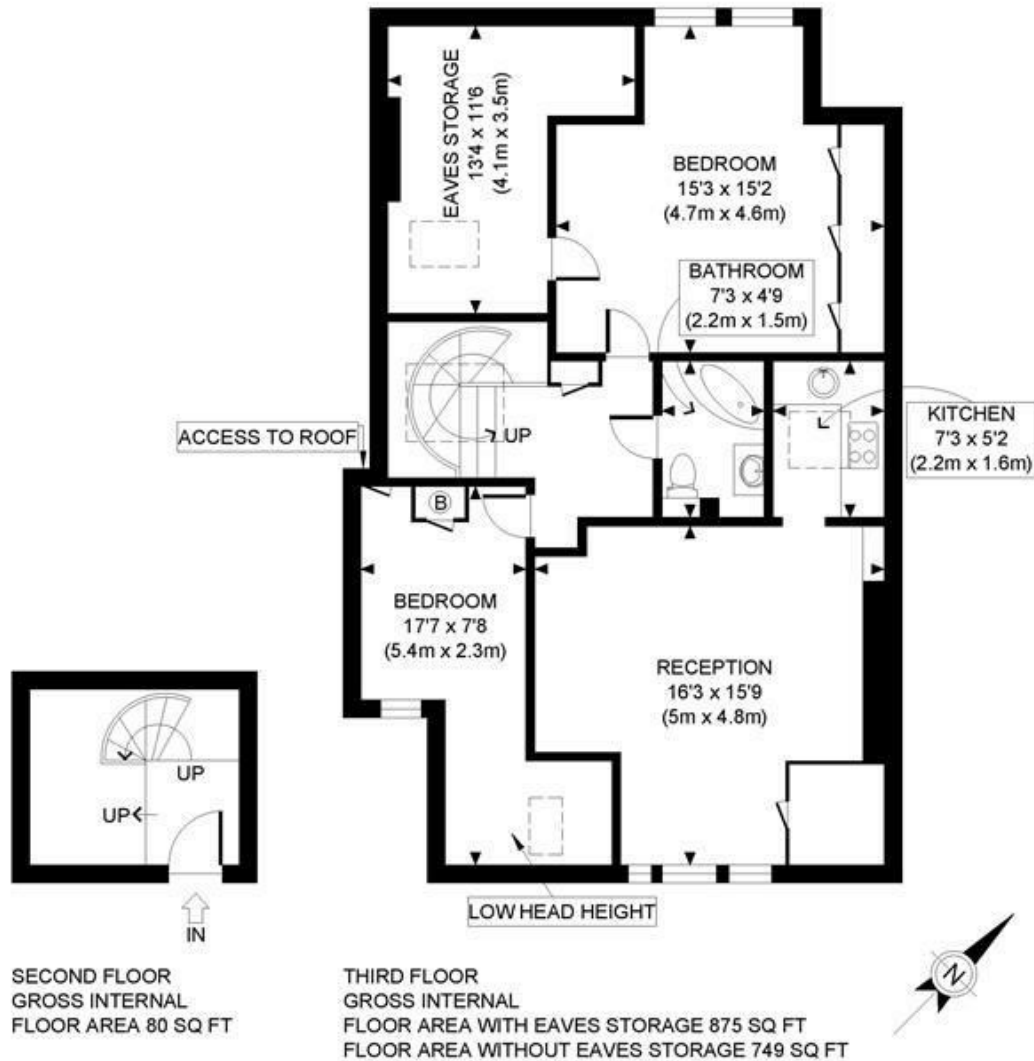
Exterior

Sutherland Avenue, Maida Vale W9



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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