



Sutherland Avenue, Maida Vale W9

£825,000

Located in the heart of Maida Vale is this spacious Two / Three Bedroom garden flat. The flat boasts a large reception room with entertaining space leading to a fitted kitchen with dining counter opening to a south facing private garden with decking area and lawn, two double bedrooms, a smaller third bedroom / study room and tiled bathroom. The property further benefits from own private entrance, high ceilings and wood flooring throughout. Located on Sutherland Avenue the flat is only moments from the shops, bars and restaurants along Shirland Road together with Warwick Avenue Underground (Bakerloo line). Share of Freehold with 80 years remaining, Service Charge £1980.00 pa, Ground rent £140 pa, Council Tax Band E. SOLE AGENT

Sutherland Avenue, Maida Vale W9

Reception



Bedroom 2



Kitchen



Bedroom 3 / Study

Bathroom



Bedroom 1



Garden



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		
	65	77
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	



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 936 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 936 SQ FT / 87 SQM

Ref: CR

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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

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