



Sutherland Avenue, Maida Vale W9

£675,000

A unique opportunity to purchase this larger than average one bedroom apartment boasting direct access to private patio which in turn leads onto the beautiful landscaped communal gardens benefiting from a private Tennis court. The flat further benefits from reception / open plan kitchen with high ceiling and wooden flooring which directly leads onto the garden, bedroom with fitted wardrobes and bathroom suite. Ideally located on the popular tree lined Sutherland Avenue being close to both Maida Vale and Warwick Avenue Underground Stations (Bakerloo Line) as well as Paddington Station (Bakerloo Line, Circle Line, District Line, Hammersmith & City Line and Elizabeth Line). Share of Freehold with 979 Year Lease, Service Charge £2,732 pa, Council Tax Band D.

Sutherland Avenue, Maida Vale W9

Reception



Private Patio



Kitchen



Communal Garden



Bedroom



Communal Garden



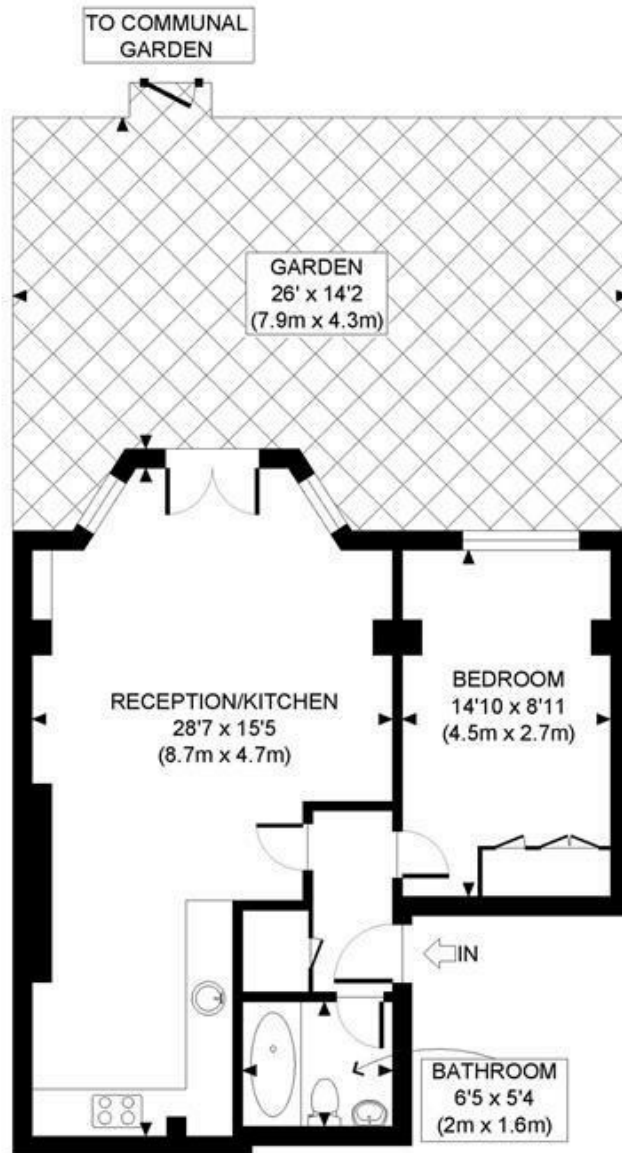
Exterior

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			
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	



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 553 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 553 SQ FT/ 51 SQM

PROPERTY PHOTO PLANS.CO.UK
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.

MAIDA VALE

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Est. 1995

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