



Sutherland Avenue, London W9

£700,000

Compton Reeback are delighted to offer this spacious and bright three bedroom duplex apartment situated on the upper floors within this period building. The property benefits from reception room with direct access to terrace, kitchen, master bedroom on top floor with fantastic storage, two further bedrooms and bathroom. The apartment is ideally located on Sutherland Avenue close to local shops and restaurants of Shirland Road and Formosa Street together with Warwick Avenue Underground Station (Bakerloo Line). The apartment has share of freehold with 991 year lease, service charge £1500 pa, council tax band D. Sole Agents.

Sutherland Avenue, London W9

Reception room:



Bedroom 3:



Kitchen:



Bathroom:



Bedroom 2:



Balcony / Terrace



Exterior:

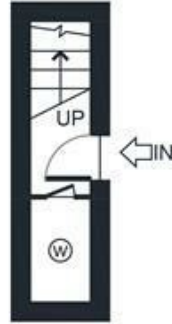
Sutherland Avenue, London W9

Bedroom1:

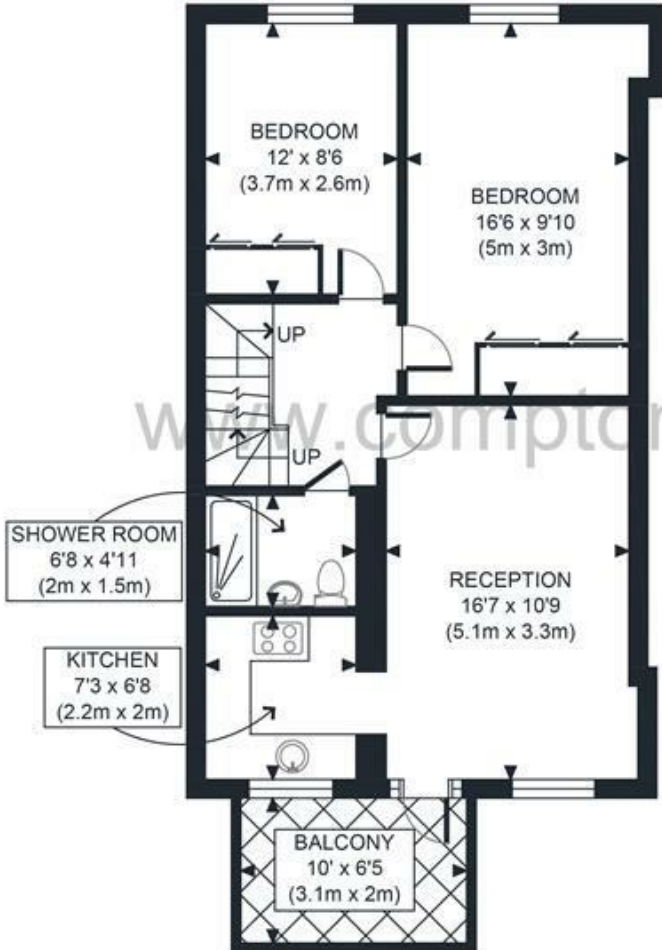


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

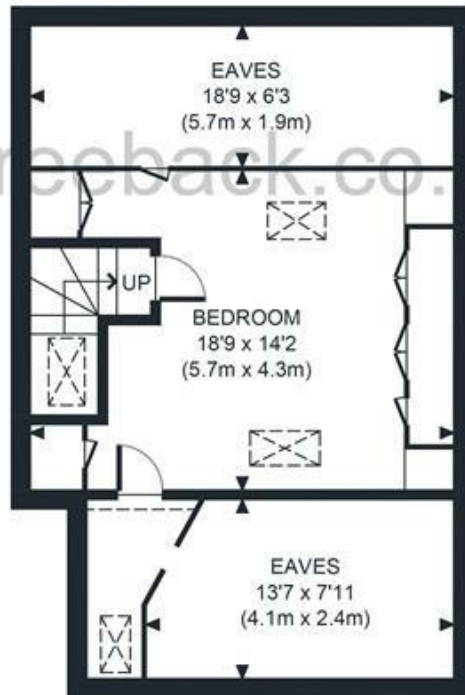
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 33 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 632 SQ FT



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES 522 SQ FT
FLOOR AREA WITHOUT EAVES 293 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1187 SQ FT / 110 SQM APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 958 SQ FT / 89 SQM 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	Sutherland Avenue
	date 07/12/21

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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) = 3.29'(feet)

comptonreeback.co.uk