



Sutherland Avenue, London W9

£1,900 Per Month

Set in the heart of Maida Vale is this fantastic bright and airy one double bedroom property on the third floor of this period building. This lovely apartment comprises a good size living room with adjoining fitted kitchen, double bedroom with fitted wardrobes and a tiled bathroom with shower. Located on Sutherland Avenue the flat is only moments from the shops, bars and restaurants of Warwick Avenue with the nearest Stations being both Maida Vale and Warwick Avenue (Bakerloo line) with Paddington Mainline Railway Station close at hand. The flat is available towards the end of August and offered to the market on a part furnished basis. EPC RATING C. Council Tax Band C.

Sutherland Avenue, London W9

Reception



Bathroom



Kitchen



Exterior



Bedroom



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	



**THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 438 SQ FT**

APPROX. GROSS INTERNAL FLOOR AREA 438 SQ FT / 41 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

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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) = 30.4cm (centimeters), 1m (one meter) = 3.29' (feet)

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