



Sutherland Avenue, London W9

£2,600 Per Month

We are pleased to offer this stunning one bedroom garden apartment with stylish and contemporary feel. This beautiful apartment has a spacious reception room with double door opening to garden with decked area, guest cloakroom, fully fitted kitchen with dining space, bedroom with en-suite shower room and wood flooring throughout. The property is moments from local shops and transport links with Westbourne Park (Circle, Hammersmith and City Line) underground station.

Available from mid September. Offered part-furnished.
EPC Rating: C | Council Tax: Westminster Band E

Sutherland Avenue, London W9

Reception
18'4 x 10'5 (5.59m x 3.18m)



Shower Room



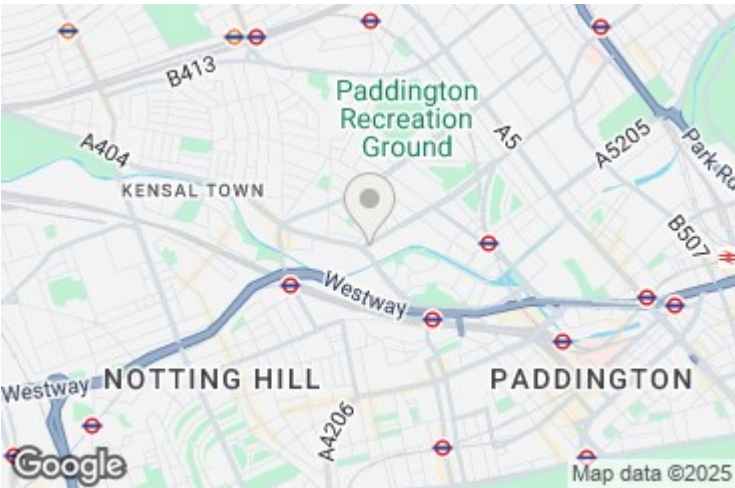
Kitchen
14'9 x 12' (4.50m x 3.66m)



Garden



Bedroom
21'7 17'9 (6.58m 5.41m)



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	

Est. 1995

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Directors: Brian Compton & Julian Reeback

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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