



**Sutherland Avenue, Maida Vale W9**

**£2,050 Per Month**

Located in the heart of Maida Vale is this beautiful bright and airy one double bedroom flat set on the top floor of this period conversion with communal gardens. The flat comprises a great size lounge living room with open plan fitted kitchen, a double bedroom with fitted wardrobes and a tiled bathroom. Benefiting from wood floors, modern decor and good storage. 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).

Available from 13th October 2025. Offered Furnished.  
EPC Rating: D | Council Tax: Westminster Band D

Sutherland Avenue, Maida Vale W9

Reception

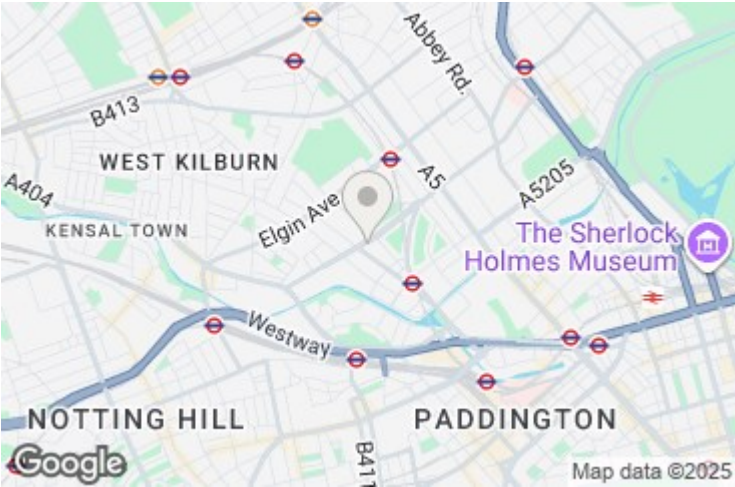
Fair (Fair)

Bedroom

Double (Double)

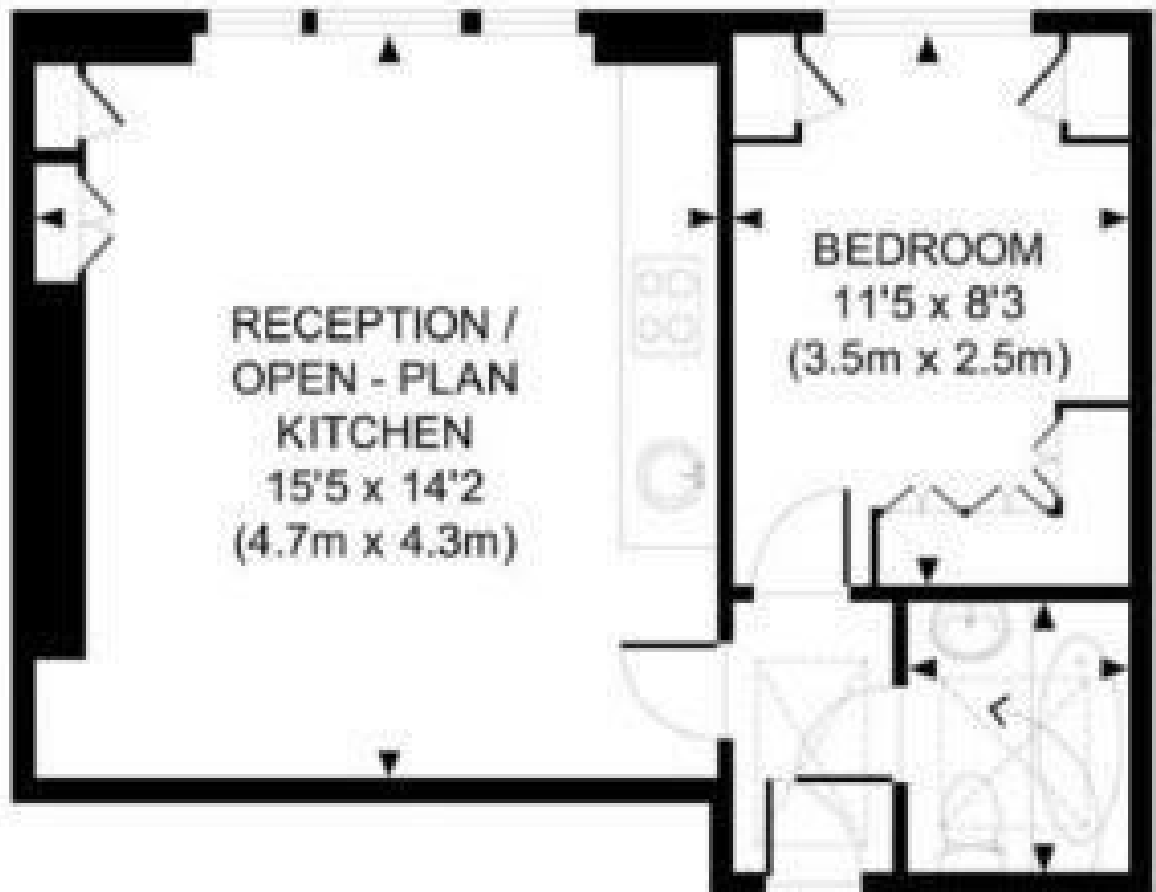
Kitchen

Open Plan (Open Plan)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	64
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	66
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC



**THIRD FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 366 SQ FT**

**BATHROOM**  
**5'7 x 4'7**  
**(1.7m x 1.4m)**

**APPROX. GROSS INTERNAL FLOOR AREA 366 SQ FT / 34 SQ M**  
**Ref: BGCR - 240611**

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**Floorplans are for identification and guideline purposes only, not to scale.**  
**Compliant with RICS code of measuring practice.**

#### MAIDA VALE

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Est. 1995

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