



Sutherland Avenue, London W9

£375,000

A well-presented, bright first-floor studio apartment forming part of a beautiful period house, located in the heart of this sought-after area of Maida Vale. The property is split-level and offers a spacious studio room with high ceilings and double doors opening onto a Juliette balcony, stairs leading off to a separate fully fitted kitchen and a modern bathroom. Sutherland Avenue is ideally located close to Warwick Avenue Underground Station, the open spaces of Paddington Recreation Ground as well as the shops and cafes of Lauderdale Parade and Castellain Road. Share of Freehold with 994 year lease. Service charges £1934 pa. Ground rent N/A, Council tax band B.

Sutherland Avenue, London W9

Studio Room



Juliette balcony



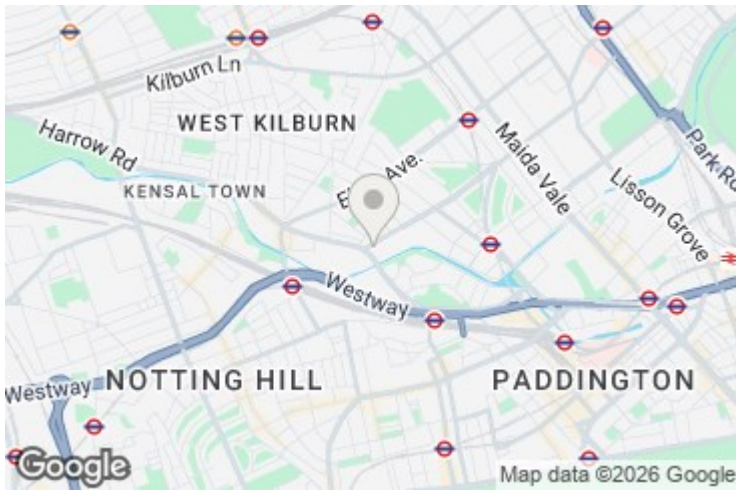
Kitchen



Exterior



Bathroom

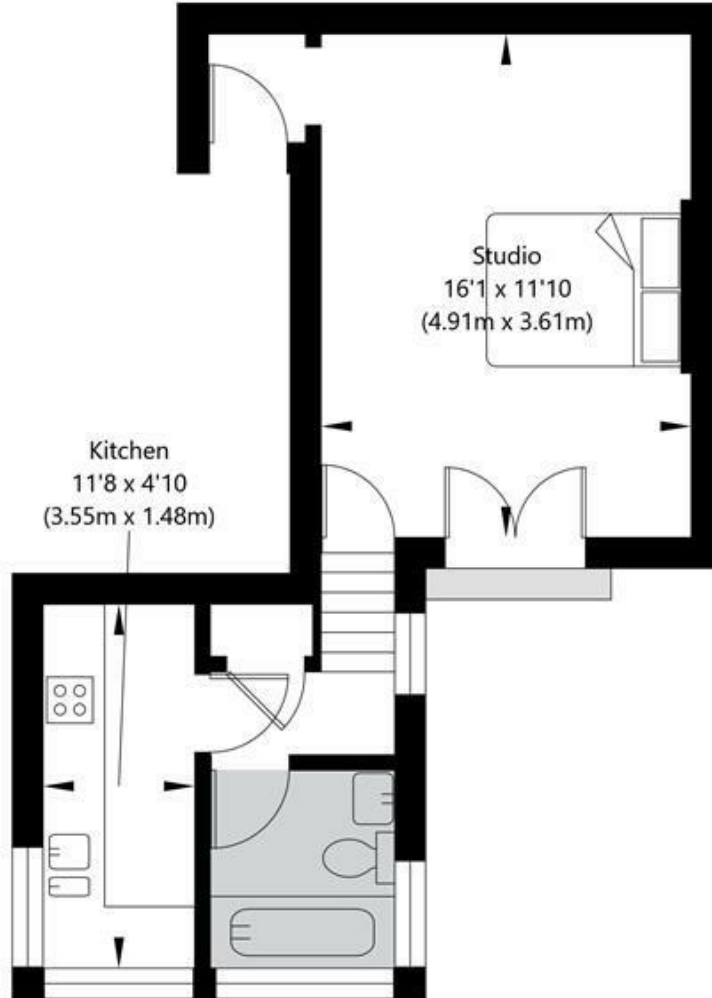


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

Sutherland Avenue, London W9 2QS

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 31.54 SQ M / 339 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 31.54 SQ M / 339 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Est. 1995

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