



**Sutherland Avenue, Maida Vale, W9**

**£575,000**

An opportunity to purchase a larger than average One bedroom apartment situated a period house on the ever popular tree lined Sutherland Avenue. The flat is located on the second floor and benefits from a spacious reception, fully fitted kitchen with dining counter top, master bedroom with built in wardrobes, family bathroom, this bright apartment also has the added benefit of seperate storeroom ( located on the half landing), 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 Shirland Road and Formosa Street. Share of Freehold with 985 year lease. Service charges £2637 pa. Ground rent N/A, Council tax band D. SOLE AGENT.

# Sutherland Avenue, Maida Vale, W9

## Reception room



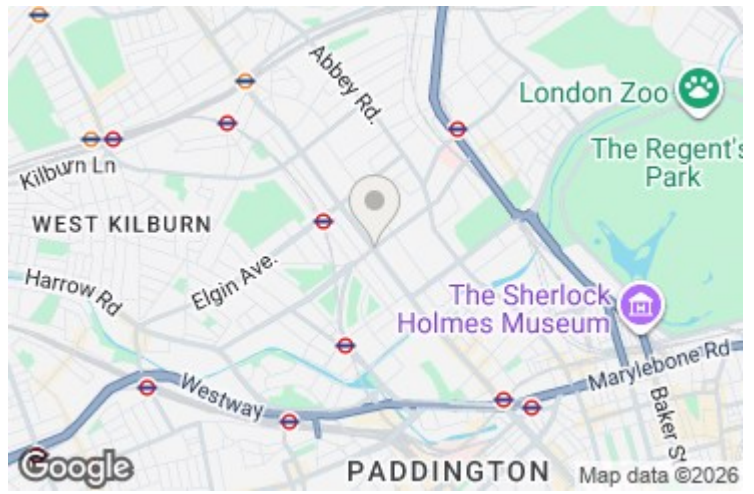
## Bathroom



## Kitchen



## Exterior



## Bedroom



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

71 → 80



SECOND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA WITH STORAGE 594 SQ FT  
 FLOOR AREA WITHOUT STORAGE 550 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH STORAGE: 594 SQ FT/ 55 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT STORAGE: 550 SQ FT/ 51 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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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) = 3.28' (feet)

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