



Sutherland Avenue, London W9

£2,200 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 21st August 2026 | Offered Furnished
EPC Rating: D | Council Tax: Westminster Band D

Sutherland Avenue, London W9

Reception

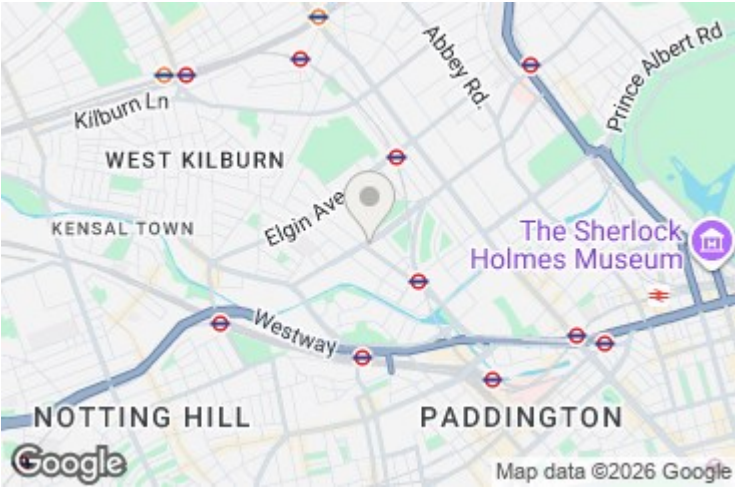
Fair (Fair)

Bedroom

Double (Double)

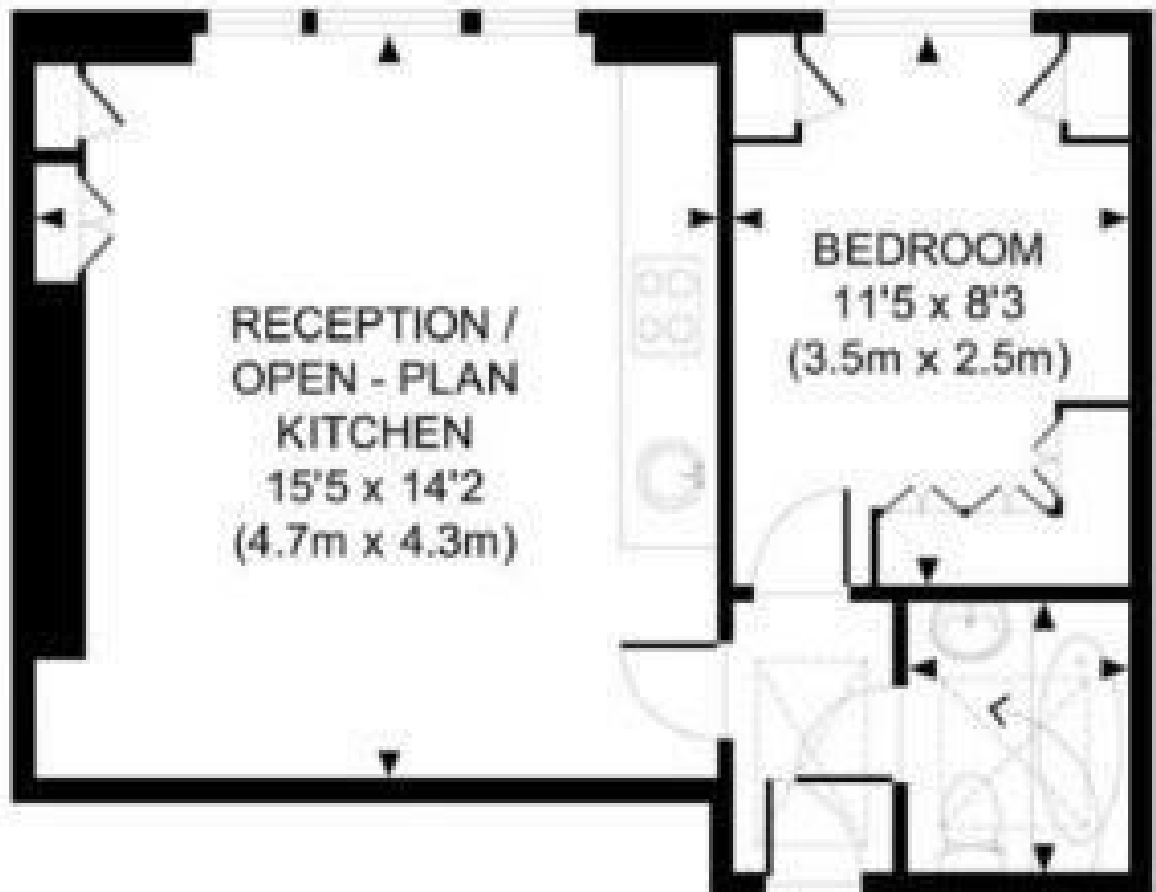
Kitchen

Open Plan (Open Plan)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 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

Copyright **photoplan.co.uk**

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

MAIDA VALE

75 Castellain Road
Maida Vale

London W9 1EU

T 020 7266 5000

F 020 7266 1119

E w9@comptonreeback.co.uk

comptonreeback.co.uk

Est. 1995

Registered Name: Compton Reeback Limited Registration Number: 6880098
Registered Office: 75 Castellain Road, Maida Vale, London W9 1EU

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) = 30.48cm (centimeters), 1m (one meter) = 3.29' (feet)