



Sutherland Avenue, London W9

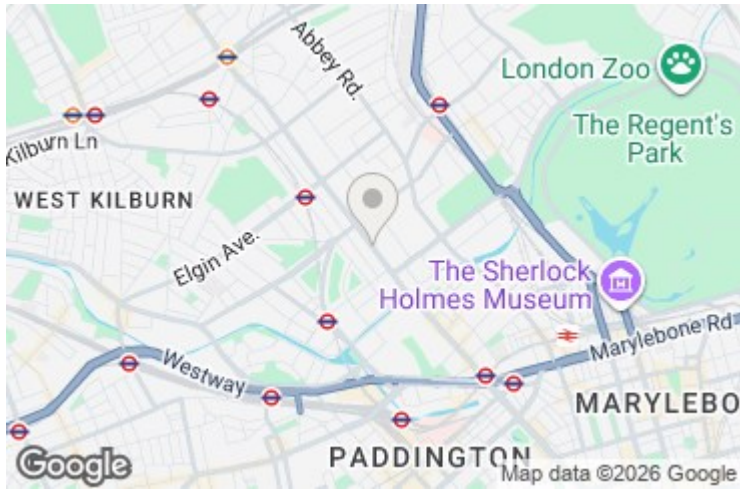
£3,750 Per Month

This stunning three double bedroom, three bathroom apartment is set on the 3rd floor (with lift) of this period conversion and was previously refurbished throughout to a high standard. The property comprises of a large reception/dining room with fully fitted open plan kitchen, three double bedrooms all with fitted storage and en-suite bath/shower rooms as well as a guest cloakroom. Sutherland Avenue is one of Maida Vale's most popular tree lined avenues and the property is within easy walking distance to the cafes and restaurants of Maida Vale. Close to Warwick Avenue tube (Bakerloo Line).

No HMO Licence

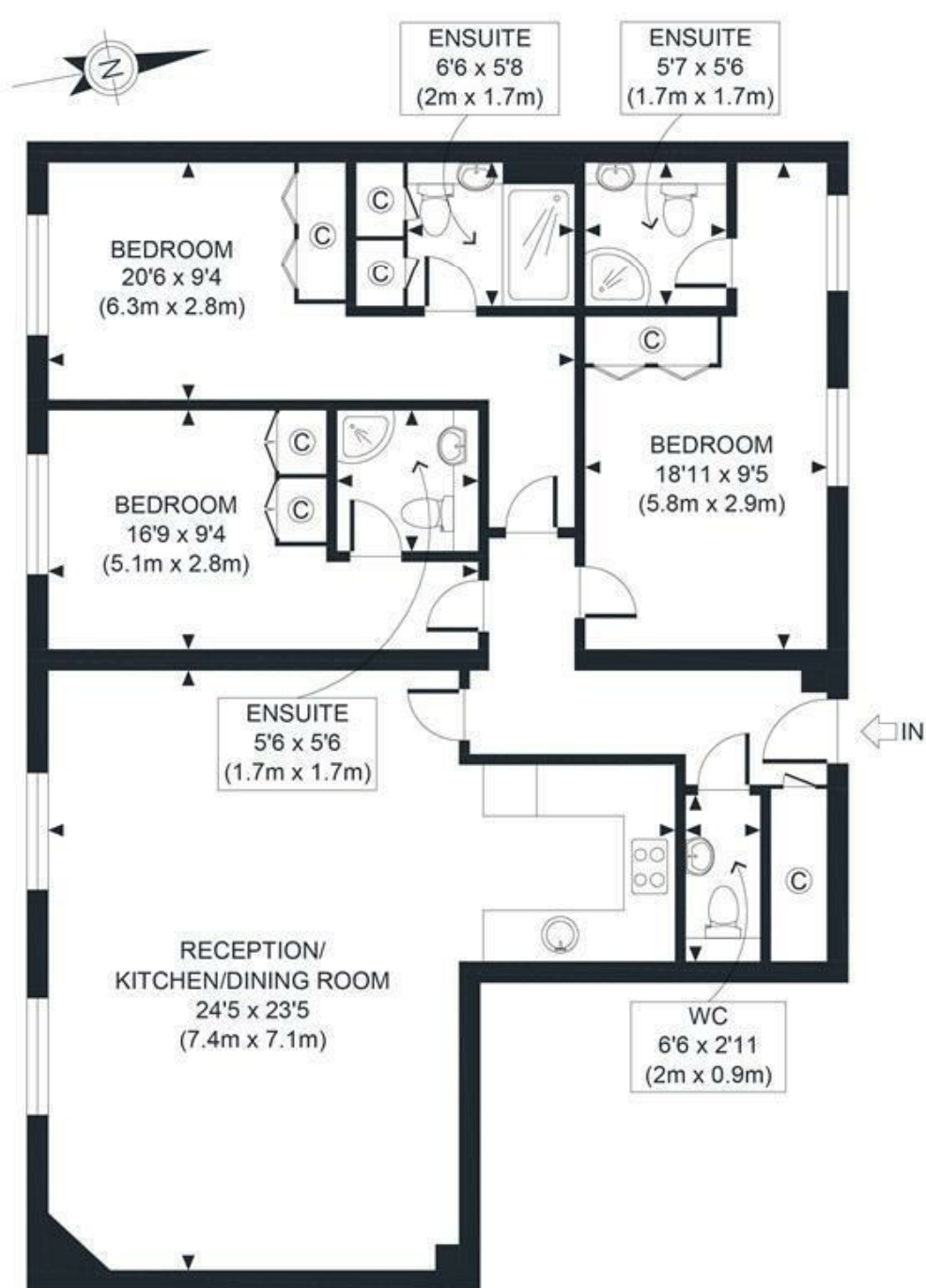
Available from 3rd September 2026 | Offered Part-Furnished
EPC Rating: B | Council Tax: Westminster Band F

Sutherland Avenue, London W9



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 1142 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1142 SQ FT / 106 SQM

Ref:

Copyright **photo**plan

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

MAIDA VALE

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Est. 1995

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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) = 3.29'(feet)

comptonreeback.co.uk