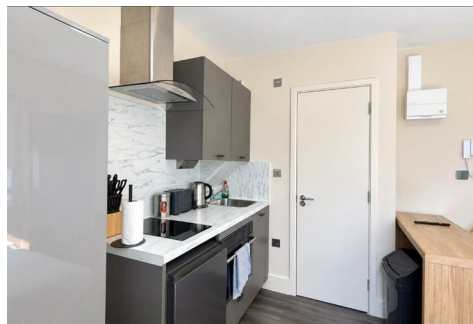




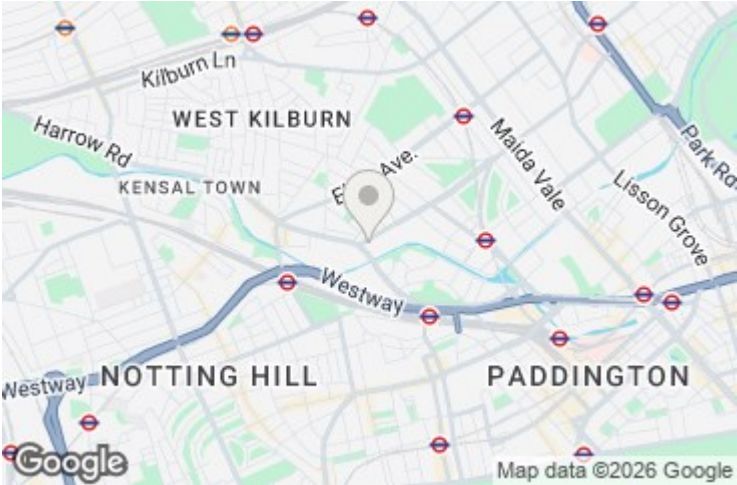
**Sutherland Avenue, W9**

**£1,500 Per Month**

Fantastically located on Sutherland Avenue, this bright and modern studio apartment offers a well presented living space. The studio features a comfortable sleeping area, a modern kitchenette with appliances, and a tiled shower room. The property benefits from windows providing plenty of natural light, wood flooring and a modern, neutral finish throughout. Ideally located for the local shops, bars and cafés, with both Maida Vale and Warwick Avenue Underground stations (Bakerloo Line) within easy walking distance.

Available from 3rd October 2026 | Offered Furnished  
EPC Rating: C | Council Tax: Westminster Band B

Sutherland Avenue, W9



| 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 <sub>2</sub> ) Rating      |         |                                                                                                           |
|-----------------------------------------------------|---------|-----------------------------------------------------------------------------------------------------------|
|                                                     | Current | Potential                                                                                                 |
| Very environmentally friendly - lower CO2 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 CO2 emissions |         |                                                                                                           |
| England & Wales                                     |         | EU Directive 2002/91/EC  |

**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) = 30.4cm (centimeters), 1m (one meter) = 3.29' (feet)

## MAIDA VALE

75 Castellain Road  
Maida Vale

London W9 1EU

**T** 020 7266 5000

**F** 020 7266 1119

**E** [w9@comptonreeback.co.uk](mailto:w9@comptonreeback.co.uk)

[comptonreeback.co.uk](http://comptonreeback.co.uk)