



A stunning two bedroom second floor flat in this attractive period building.

Sutherland Avenue, London, W9

£645,000 Share of Freehold



- **Attractive Period Building • Two bedrooms**
- **Stylish Kitchen & Bathroom • Beautiful Finish**
- **Extremely Bright**

Local Information

Sutherland Avenue is a popular residential tree lined street in Maida Vale. This location is within easy reach of all the fantastic local amenities, bars and restaurants of both Maida Vale and Little Venice. There are excellent transport links to both the City & the West End at Warwick Avenue and Maida Vale. In addition Warwick Avenue (Bakerloo line) and Royal Oak tube stations (Hammersmith & City and Circle lines) are both a 10 minute walk away.

About this property

Set over the second floor of this impressive period house, this two bedroom apartment is beautifully presented throughout. The property is extremely bright and has two double bedrooms, good sized reception room with a semi open plan kitchen and stylish bathroom.

Tenure

Share of Freehold

Local Authority

Westminster Council

Energy Performance

EPC Rating = C

Viewing

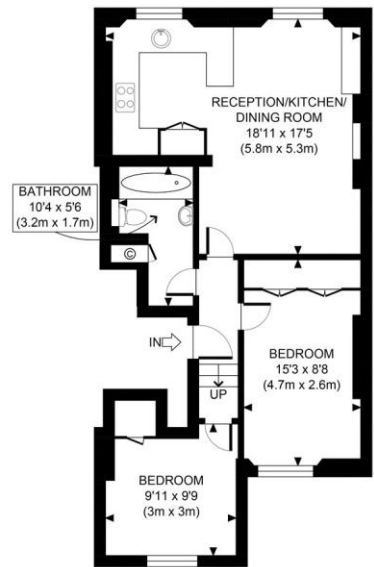
All viewings will be accompanied and are strictly by prior arrangement through Savills Maida Vale & Little Venice Office.
Telephone: +44 (0) 20 3425 5600.





Sutherland Avenue, London, W9
Gross Internal Area 612 sq ft, 56.9 m²

Daniel Omell
Maida Vale & Little Venice
+44 (0) 20 3425 5600
daniel.omell@savills.com




SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 612 SQ FT

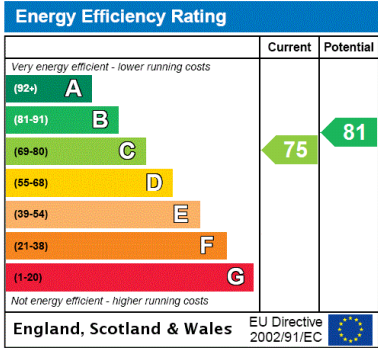
APPROX. GROSS INTERNAL FLOOR AREA 612 SQ FT / 57 SQM

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

Sutherland Ave

Date: 07/10/21





Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20211008IVCH

