



A stylish two bedroom garden apartment with direct access onto beautiful communal gardens.

Sutherland Avenue, Maida Vale, London, W9

£1,200,000 Leasehold (999 years remaining)



- Spacious living area • Good condition throughout • Direct access to beautiful communal gardens • Private patio garden
- Moments from Maida Vale tube station

Local Information

Sutherland Avenue is conveniently situated 0.3 miles from Maida Vale underground station (Bakerloo line) and 0.4 miles from Paddington Recreational Ground. This sought-after street is ideally located to take advantage of the local shopping amenities, eateries and cafes of Little Venice.

About this property

A fantastic opportunity to purchase this stylish two bedroom apartment which benefits from direct access to one of the most stunning communal gardens in Maida Vale.

The property boasts many outstanding features including high ceilings throughout, a spacious open- plan living and dining area with an abundance of natural light, separate kitchen with direct access to a private garden.

The property further benefits from a large principal bedroom with an en-suite bathroom, a second bedroom and shower room.

Tenure

Leasehold(999 years remaining)

Service charge (per annum)

£3,800

Ground rent (per annum)

Peppercorn

Local Authority

City Of Westminster

Energy Performance

EPC Rating = D

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.

NB: Photos taken August 2018

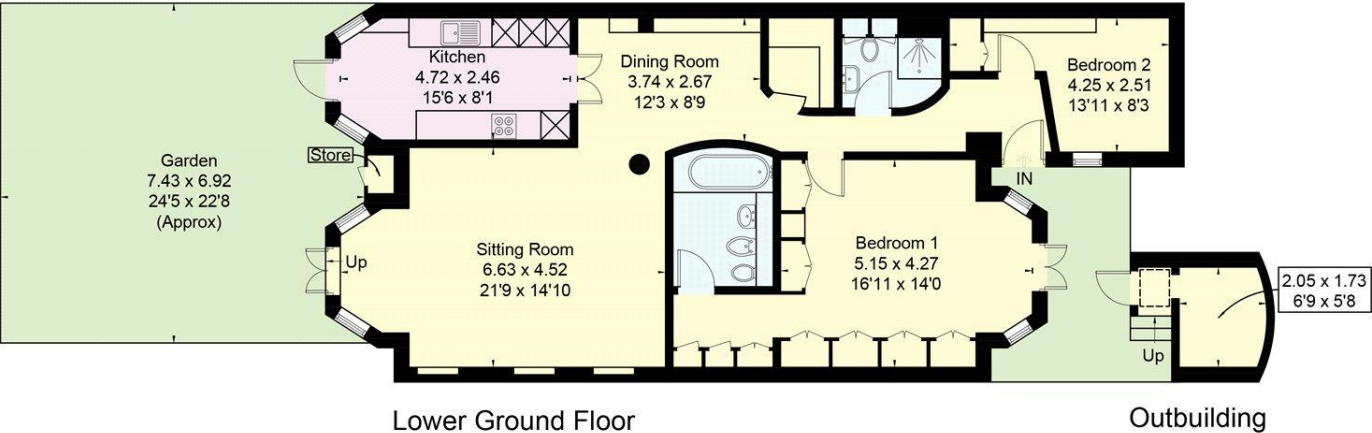




Sutherland Avenue, Maida Vale, London, W9
Gross Internal Area 1113 sq ft, 103.4 m²

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Sutherland Avenue, W9
Gross Internal Area (approx) = 103.4 sq m / 1113 sq ft
Store = 0.4 sq m / 4 sq ft
Total = 103.8 sq m / 1117 sq ft
For identification only. Not to scale.
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Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	68	81		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D	68	81		
(39-54)				
E				
(21-38)				
F				
(1-20)	68	81		
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

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