



A bright top floor apartment presented to a high standard with pleasant views and a roof terrace.

Sutherland Avenue, London, W9

£875,000 Share of Freehold





•Bright top floor apartment • Period end terrace • Two double bedrooms • Roof terrace • Share of freehold • No onward chain

### Local Information

Maida Vale is a stunning location in west London, offering period conversions and red-brick mansion flats some of which include well-manicured communal gardens.

Paddington Recreational Ground offers open green space for the avid jogger and dog walker, as well as an athletics track, gym and 3D artificial pitch. In addition, there are a number tennis clubs in the immediate area.

BBC Maida Vale Studios is conveniently located on a quiet residential street and hosts a number of live performances. The local area has excellent transport links from Maida Vale Station (Bakerloo Line) and strong bus links into central London. Maida Vale benefits from a wide selection of local amenities such as cafes, bars, restaurants and florists accessible via Elgin Avenue and Lauderdale Parade.

### About this property

Located in a prestigious and well-kept end-terraced, this bright and well-presented top floor apartment offers balanced and enviable accommodation. Flooded with light most of the day the open- plan living area provides good space for dining and relaxing. There are two double bedrooms.

The principal bedroom suite has fitted wardrobes, en-suite bathroom and utilities. The property benefits from a private roof terrace, access to loft storage and being a share of freehold.

The apartment is for sale with no onward chain.

### Tenure

Share of Freehold

### Local Authority

City Of Westminster

### 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.

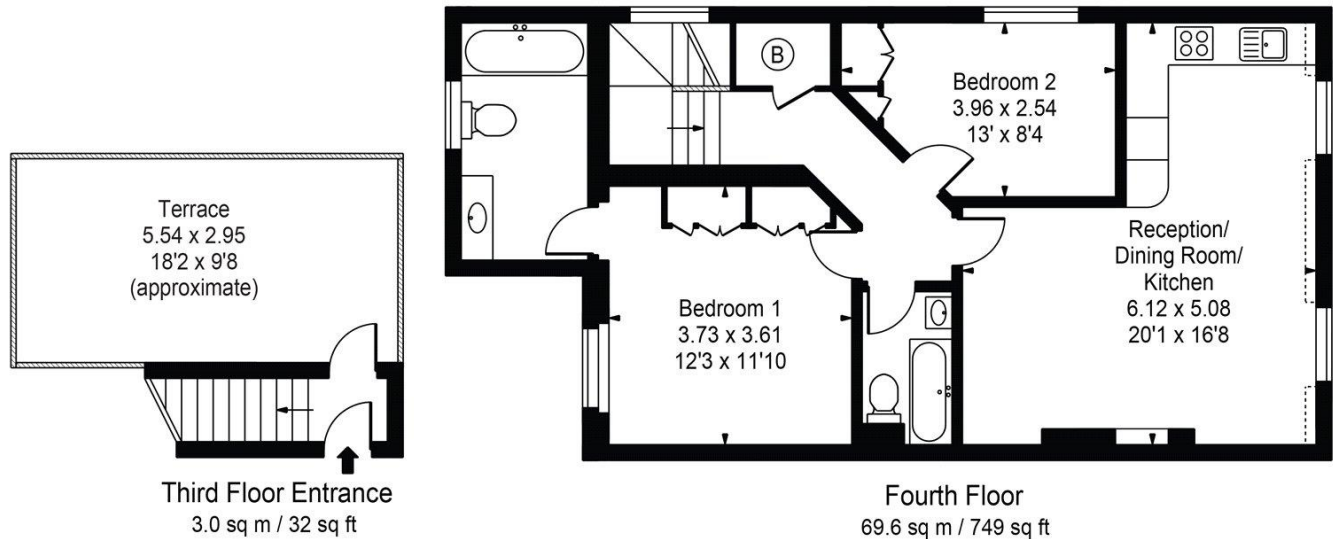






Sutherland Avenue, London, W9  
Gross Internal Area 781 sq ft, 72.6 m<sup>2</sup>

Sutherland Avenue  
Gross Internal Area(Approx)  
Total = 72.56 Sq m / 781 Sq ft  
For Illustration Purposes Only - Not To Scale  
Floorplan by Humble Spy Photography Ltd.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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