



A spacious and beautifully presented first floor one-bedroom apartment with balcony.

Sutherland Avenue, London, W9

Guide Price £700,000 Leasehold (Lease Expiry March 2103)



• First floor flat with balcony • Spacious one bedroom apartment • Beautifully presented • Generous open-plan reception space • Separate study

Local Information

Maida Vale is a stunning location in west London, offering period conversions and red-brick mansion flats.

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 of 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 great 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

This fantastic first floor flat is beautifully presented throughout.

Benefitting from high ceilings and large windows the property is flooded with natural light.

Offering open-plan living the spacious apartment comprises of a modern fully integrated kitchen, dining area and reception space which opens onto a superb private balcony.

The generous double bedroom is situated at the rear of the property and benefits from plenty of built-in storage, along with a well-appointed separate bathroom.

The property also includes a separate study situated on the half landing.

Tenure

Leasehold (Lease Expiry March 2103)

Local Authority

City Of Westminster

Council Tax

Band = E

Ground Rent

£400.00 per annum

Service Charge

£816 per annum

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.



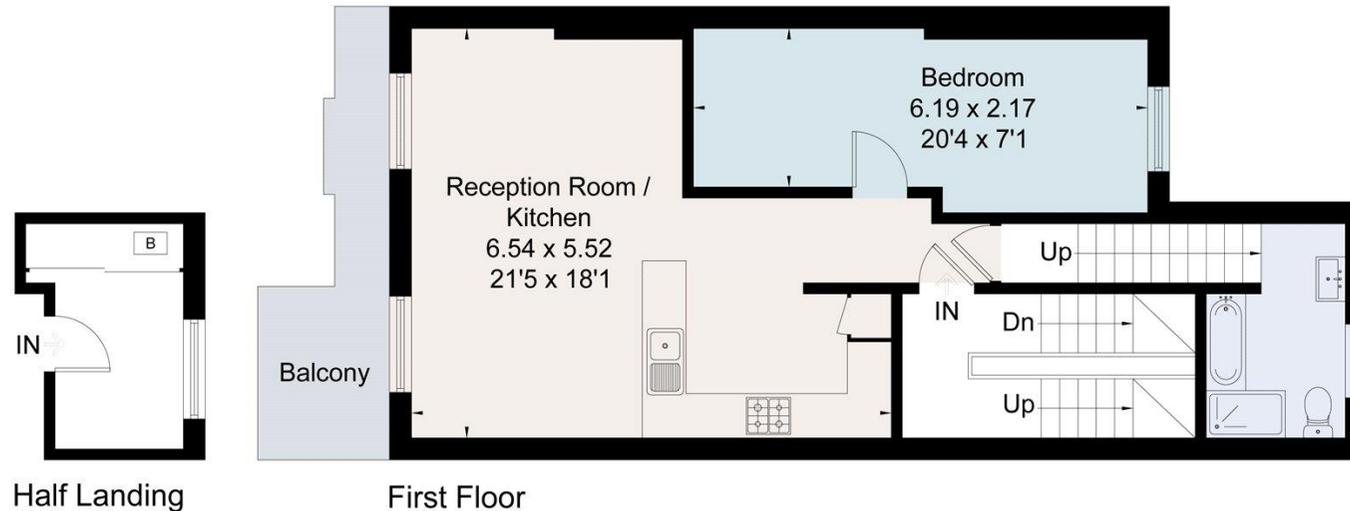


Sutherland Avenue, London, W9
Gross Internal Area 651 sq ft, 60.5 m²

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Approximate Area = 60.5 sq m / 651 sq ft
 Including Limited Use Area (0.7 sq m / 7 sq ft)
 For identification only. Not to scale.
 © Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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