



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

Sutherland Avenue, Maida Vale, London, W9

£1,150,000 Leasehold (997 years remaining)

savills

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

A fantastic opportunity to purchase this stylish 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 / study and shower room.

Tenure

Leasehold (997 years remaining)

Ground rent (per annum)

None

Service charge (approx. per annum)

£4,200

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.





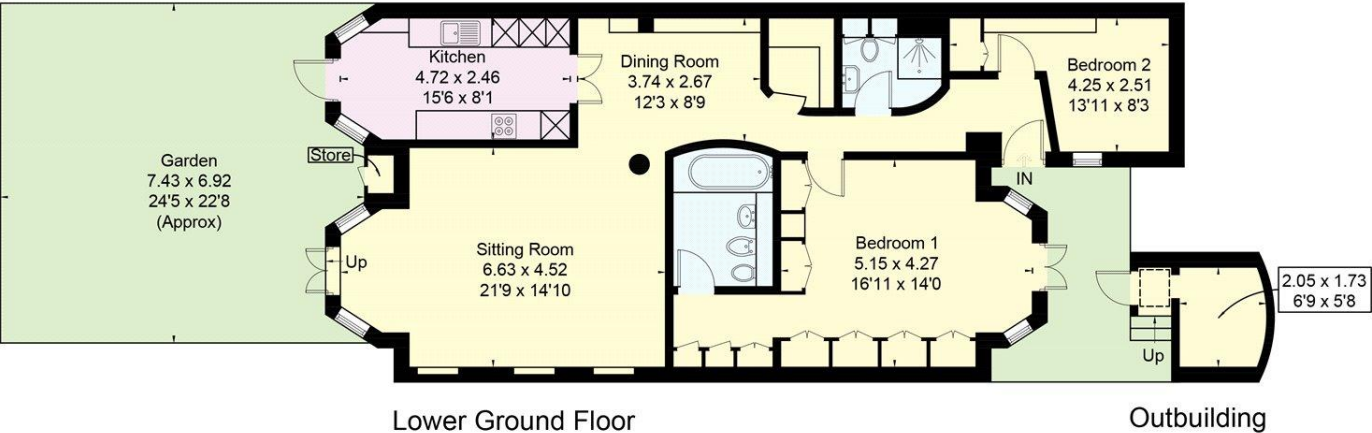
Sutherland Avenue, Maida Vale, London, W9
Gross Internal Area 1113 sq ft, 103.4 m²

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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		
(92-4) A	68	81
(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, Scotland & Wales		
EU Directive 2002/91/EC		

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