



Spacious three-bedroom upper maisonette with a superb roof terrace.

Sutherland Avenue, Maida Vale, London, W9
Guide Price £895,000 Share of Freehold (Lease Expiry June 2123)

savills

- Three-bedrooms, two-bathrooms • Generous living space
- South facing roof terrace • Bright upper maisonette
- Period conversion

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 and Warwick Avenue stations (Bakerloo Line), Royal Oak (Hammersmith and City and Circle lines) along with Paddington station which is also close by for the Heathrow Express and the Elizabeth Line.

Maida Vale benefits from a wide selection of local amenities such as cafes, bars, restaurants and florists accessible via Elgin Avenue and Lauderdale Parade. The canals of Little Venice are only a short stroll away.

About this property

Well-presented throughout this bright upper maisonette benefits from plenty of natural light.

Arranged across the top two floors of a period conversion the versatile apartment can either have two bedrooms and two reception rooms, or three bedrooms and one reception room.

The entrance to the apartment is on the second floor, with the third floor comprising of a reception room, second reception room/ bedroom, bathroom and separate kitchen which opens onto a superb south facing roof terrace.

The top floor consists of the principal bedroom with walk-in wardrobe and en suite, second bedroom and eaves storage.

Tenure

Share of Freehold (Lease Expiry June 2123)

Local Authority

City Of Westminster

Council Tax

Band = D

Ground Rent

N/A

Service Charge

£1200 per annum

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Maida Vale & Little Venice Office.





Sutherland Avenue, Maida Vale, London, W9
Gross Internal Area 1092 sq ft, 101 m²

 savills | savills.co.uk

George Baskerville
Maida Vale & Little Venice
+44 (0) 20 3425 5600
george.baskerville@savills.com


Sutherland Avenue, London, W9 2HE

Approximate Area = 1092 sq ft / 101 sq m
Limited Use Area(s) = 172 sq ft / 16 sq m
Total = 1264 sq ft / 117 sq m
For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Savills (UK) Limited. REF: 921523

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	76
England, Scotland & Wales	EU Directive 2002/91/EC 	

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. 20221123IVCH

