



**SUTHERLAND AVENUE, LONDON, W9 £1,153.84 PER WEEK / £5,000 PER MONTH
UNFURNISHED**

A well-proportioned three bedroom, plus a study maisonette arranged over the ground and garden floors of an elegant end of terrace Victorian house. The apartment is available as soon as possible and is situated to the rear of the building, so is quiet with direct access to a private patio garden via bi fold doors. The apartment has been designed to create a large open plan entertaining area on the garden floor leading directly on to the private patio garden. Sutherland Avenue is located close to all the amenities offered by this sought after area including the boutique shops, cafes on Formosa Street (Approx. 0.2 miles) the famous regents canal and the underground (Approx. 0.3 miles) at Warwick Avenue (Bakerloo Line).

Three Double Bedrooms | Two Bathrooms | Guest W/C | Study | Open Plan Kitchen/Reception Room | Communal Storage | Garden

Winkworth

for every step...



Sutherland Avenue, W9

Approximate gross internal area
118.08 sq m / 1271 sq ft
(Excluding Communal Storage)
Communal Storage
7.62 sq m / 82 sq ft



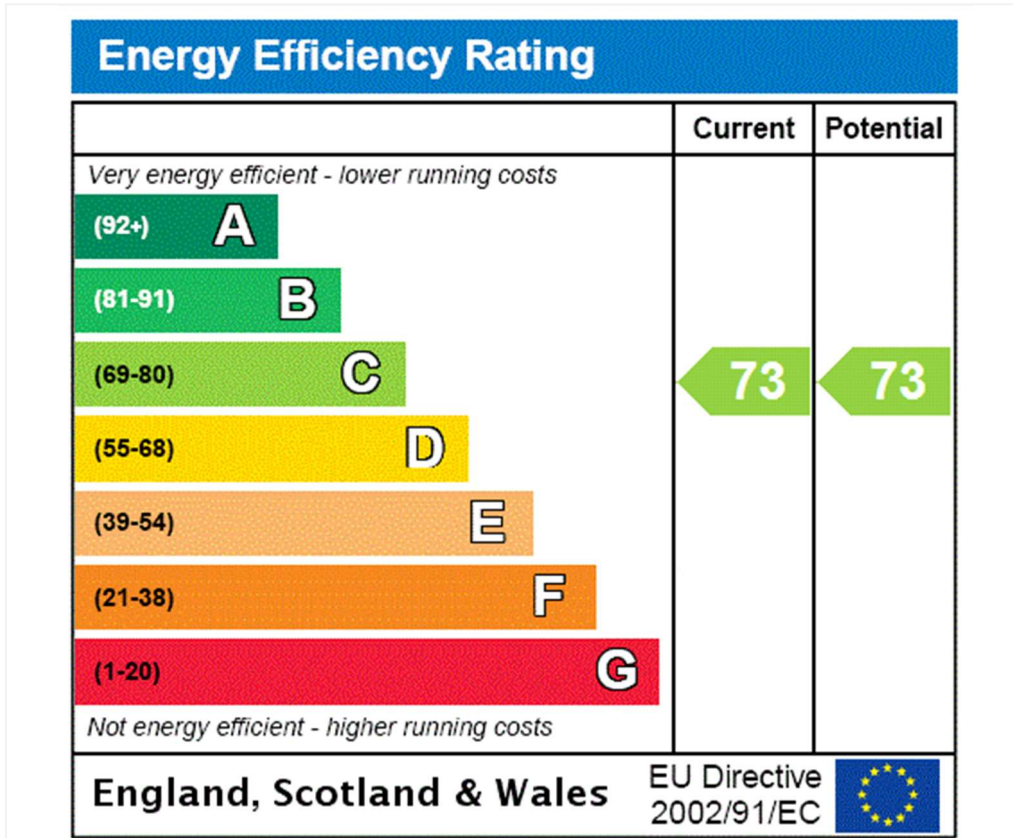
Key :
CH - Ceiling Height



705 sq ft
Lower Ground Floor

566 sq ft
Raised Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
Copyright of FeaturePRO.



Tenancy Deposit: £6,923.04

Holding Deposit: 1 weeks rent where the rent is up to £50,000 per annum, 2 weeks rent where the rent is over £50,000 per annum

Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested

Maida Vale | 211-213 Sutherland Avenue, London, W9 1RU | 020 7289 1692 |



for every step...

winkworth.co.uk/maida-vale

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.