



SUTHERLAND AVENUE, LONDON, W9 £2,300,000 LEASEHOLD

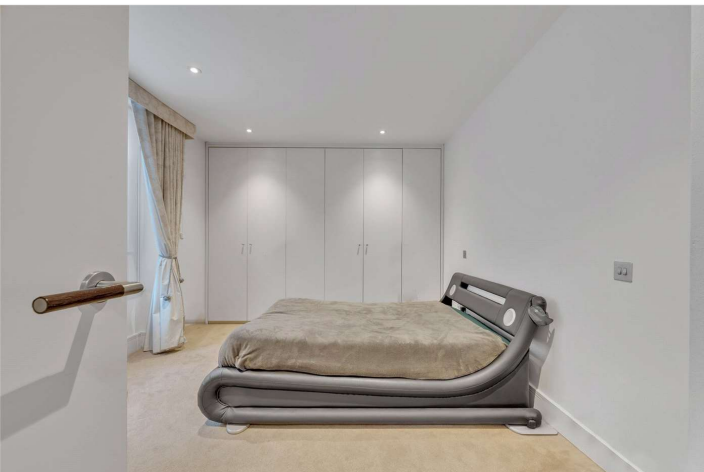
Winkworth have the pleasure in offering a beautiful well-proportioned, three-bedroom garden flat which has been custom designed and remodelled to create a large, bright spacious entertaining area with a fully integrated Sonos wireless music system and concertina doors opening onto a private patio garden leading onto extensive communal gardens. The apartment offers lateral living, spreading over approximately 1388 Square Feet with high ceilings, its own entrance, a grand principal bedroom suite, two further bedrooms, a study, second bathroom and a large fully fitted kitchen. The apartment forms part of a grand stucco Victorian terraced house in the heart of Little Venice close to all the local amenities including the boutique shops, cafes on Clifton Road (Approx. 0.3 Miles) the famous Regents Canal and the underground (Approx. 0.3 Miles) at Warwick Avenue (Bakerloo Line).

Primary Bedroom With En-Suite Shower Room | Two Bedrooms | Family Bathroom | Kitchen | Reception Room | Terrace & Patio | Study | Air Conditioning In Principal Bedroom | Access To Communal Gardens | Leasehold

Winkworth

for every step...

winkworth.co.uk/maida-vale

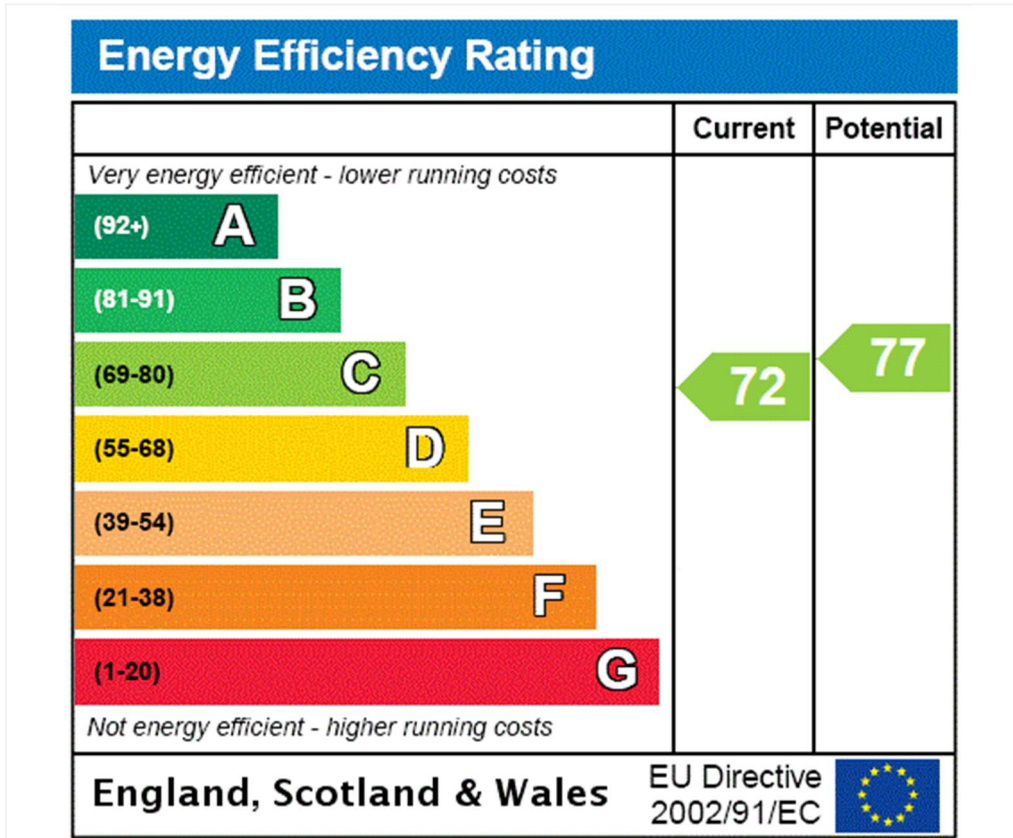


Sutherland Avenue W9



Approx. Gross Floor Area = 129 sq.meters • 1395 sq.feet

For illustrative purposes only. Measured and drawn in accordance to RICS guidelines. Not drawn to scale.
Prepared by swan-photography.co.uk



Tenure: Leasehold
Term: Expires - 24/12/2983
Service Charge: £5,392 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.