



SUTHERLAND AVENUE, W9 £1,550,000 SHARE OF FREEHOLD

A wonderful opportunity to purchase 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 ready for immediate occupation 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 | Share Of Freehold

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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



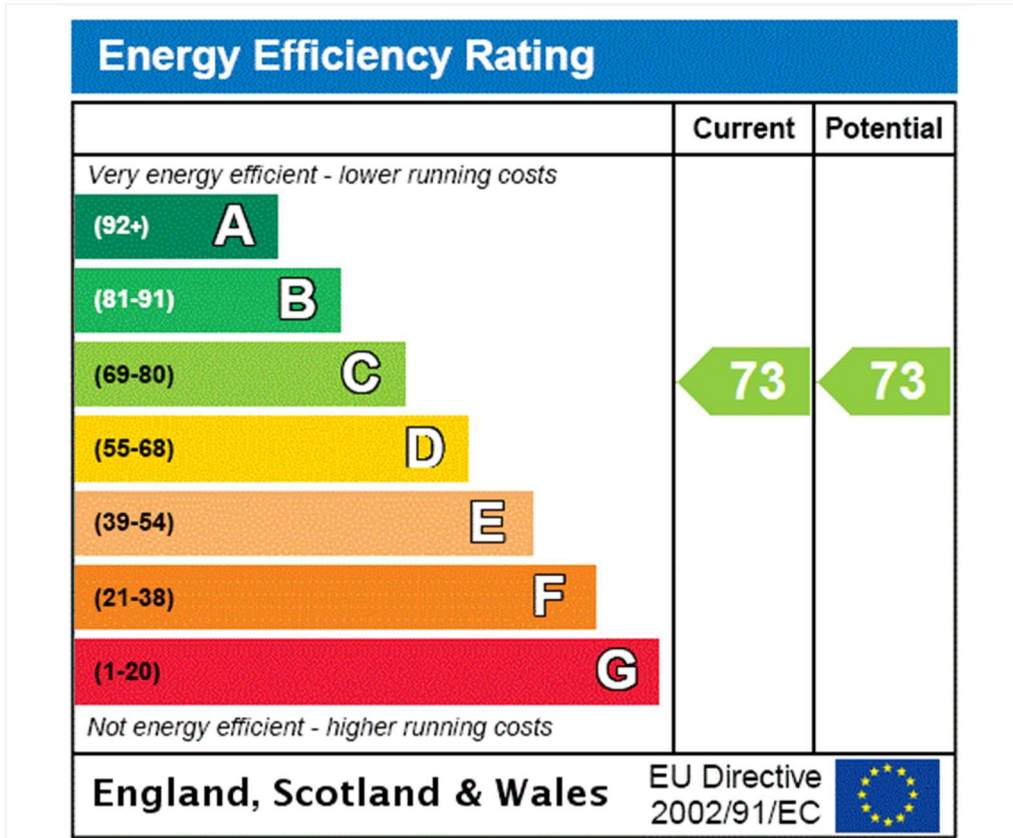
Key :
CH - Ceiling Height



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.
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Tenure: Share of Freehold

Term: Expires - 24/06/2120

Service Charge: £3522.48 per annum

Ground Rent: £ 150 Annually (subject to increase)

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.

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