



## SUTHERLAND AVENUE, LONDON, W9 £450,000 SHARE OF FREEHOLD

We are delighted to have been instructed on this beautiful one-bedroom apartment located in the heart of this sought after area. The apartment is situated on the first floor of a converted Victorian house and comprises of one double bedroom with fitted wardrobes, a shower room complete with a spa-style shower, and a modern, galley kitchen which leads into the living room with views over the communal gardens. The apartment is located to the rear of the building meaning it is quiet and peaceful, and it also benefits from wooden flooring throughout. Sutherland Avenue is situated close to all the local amenities including the boutique shops & cafes on Clifton Road (0.5 miles), the famous Regents Canal (0.4 miles), and Warwick Avenue Underground Station (0.3 miles, Bakerloo line).

Primary Bedroom With Fitted Wardrobes | Shower Room | Open Plan Kitchen/Reception Room | Access To Communal Gardens | Share Of Freehold

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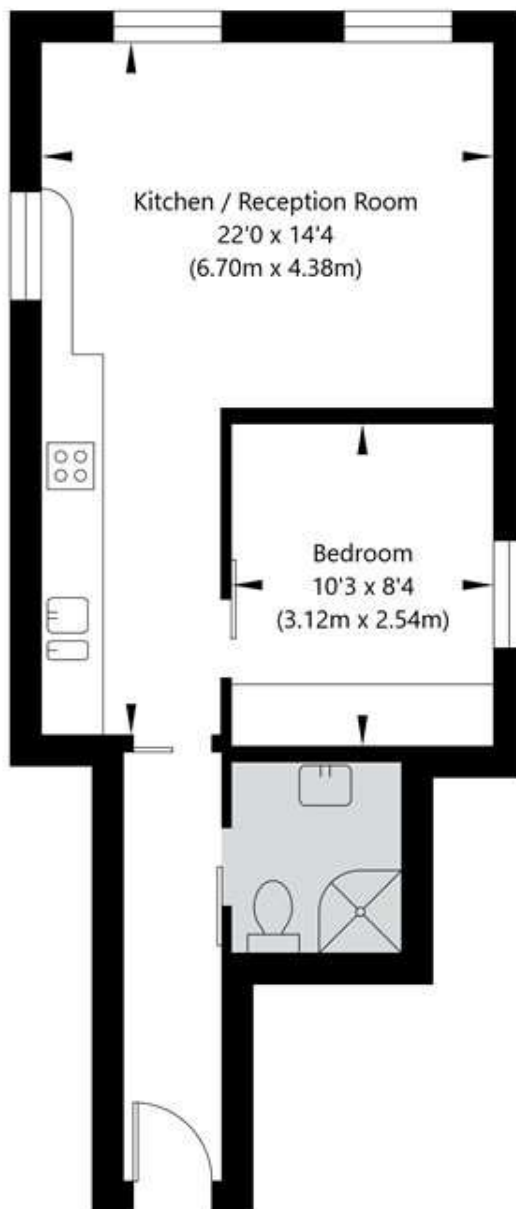






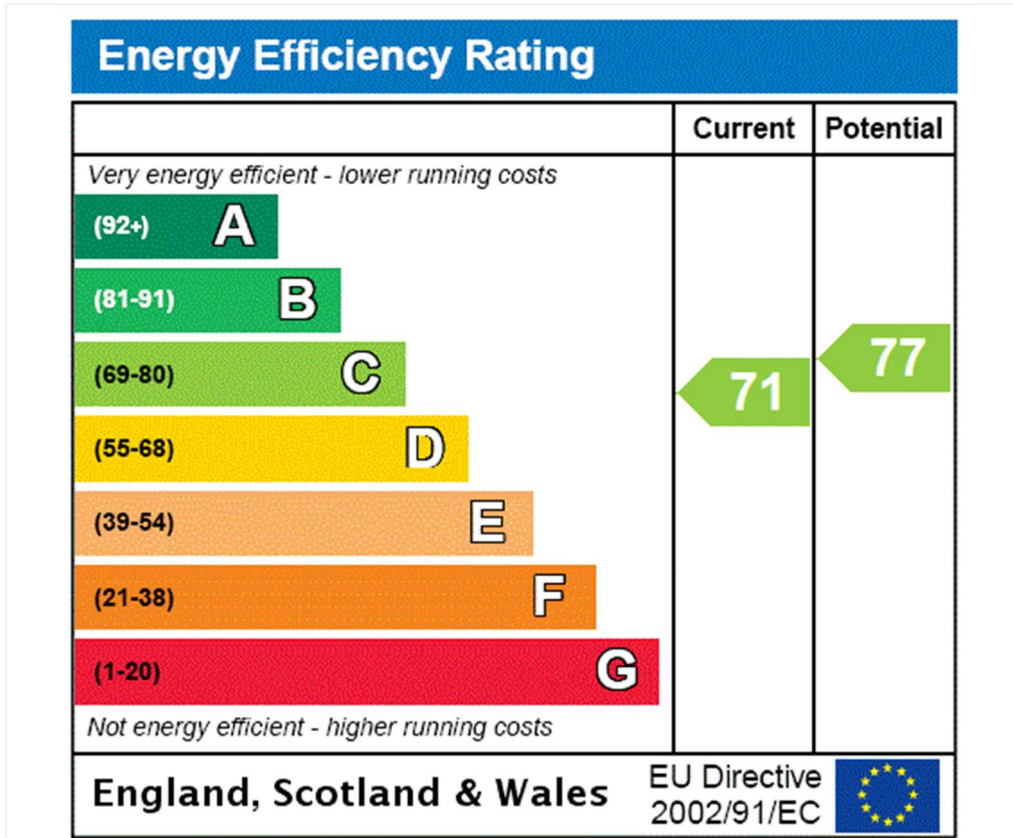
Sutherland Avenue, London W9 2QR

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 37.24 SQ M / 401 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 37.24 SQ M / 401 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
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**Tenure:** Share of Freehold

**Term:** Expires - 01/01/3008

**Service Charge:** £2,226.8 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** D

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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