



## SUTHERLAND AVENUE, LONDON, W9 £2,350,000 LEASEHOLD

Winkworth is excited to bring to the market this rare find on one of Maida Vale's most prestigious roads. This three double bedroom garden apartment on Sutherland Avenue has been tastefully decorated and finished to an exceptionally high standard, benefiting from unrivalled natural light due to the property's position at the end of a row of Victorian terraced houses. The spacious kitchen with an island overlooks the apartment's well-kept private garden, and a set of Bifold doors opens up to a separate patio area. Leading off the kitchen is a large reception room with two further sets of Bifold doors, allowing for outstanding indoor-outdoor living. The three double bedrooms, two of which are ensuite, benefit from high ceilings, with the second bedroom's glass double doors allowing for direct access to the garden. The apartment forms part of a handsome Victorian end of terrace house in the heart of Maida Vale, close to all local amenities, including the boutique shops and cafes on Clifton Road (approx. 0.5 miles), the famous Regent's Canal, and the Underground Station (approx. 0.3 miles) at Warwick Avenue (Bakerloo Line).

Three Double Bedrooms | Two En - Suite Shower Rooms | Family Bathroom | Kitchen | Private Garden | Separate Patio Area | Reception room | Leasehold

View our virtual tour here: [https://youtu.be/xGjNYrDH\\_jA](https://youtu.be/xGjNYrDH_jA)

**Winkworth**

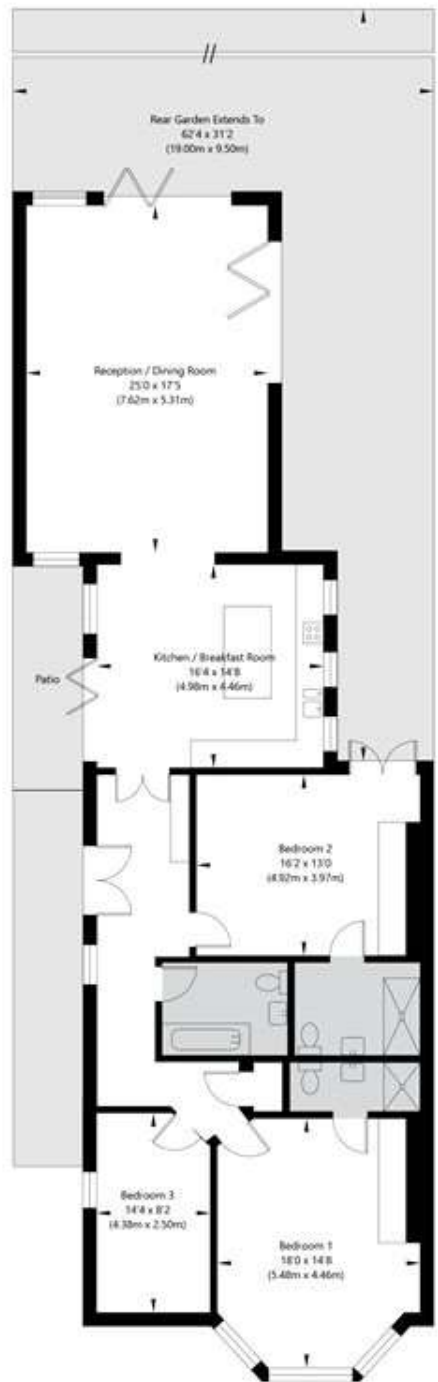
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[winkworth.co.uk/maida-vale](https://www.winkworth.co.uk/maida-vale)



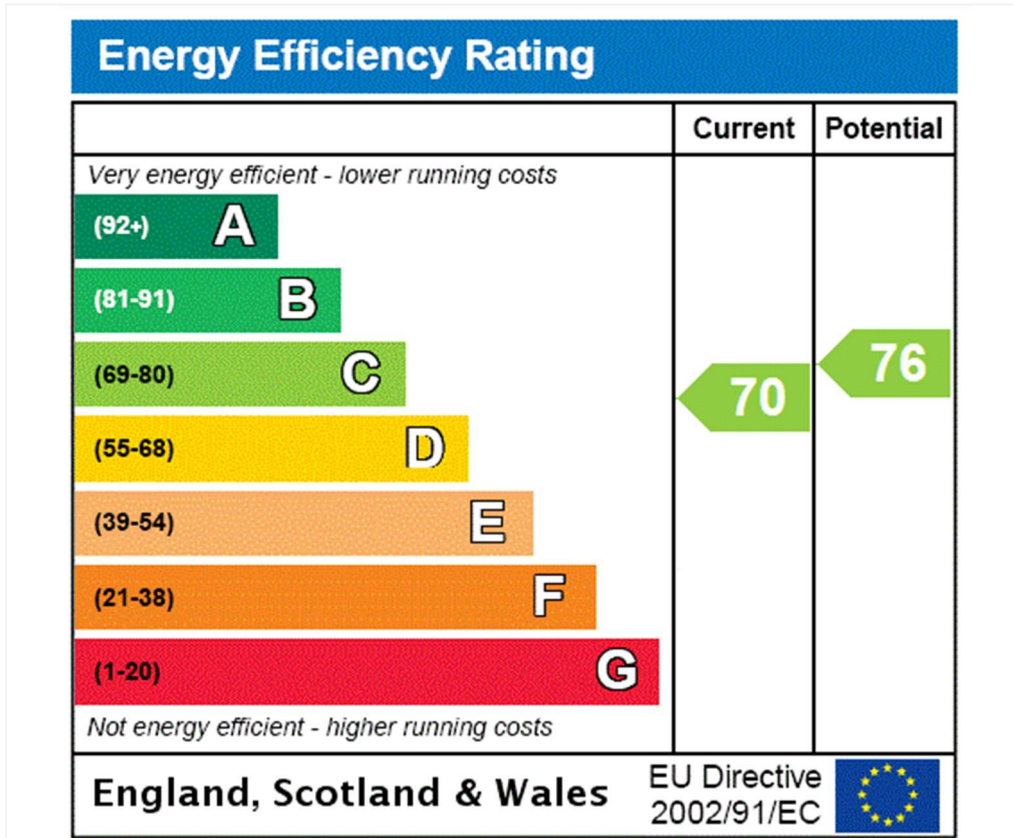
# Sutherland Avenue, London W9 2HG

Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 151.92 SQ M / 1635 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 151.92 SQ M / 1635 SQ FT  
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**Tenure:** Leasehold

**Term:** Expires - 29/09/2171

**Service Charge:** £6,941 per annum

**Ground Rent:** £200 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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Maida Vale | 211-213 Sutherland Avenue, London, W9 1RU | 020 7289 1692 |



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