



## SUTHERLAND AVENUE, LONDON, W9 £1,500,000 SHARE OF FREEHOLD

Winkworth is excited to offer this impressive and unique three-bedroom apartment, forming part of an attractive period house. The property has been well looked after and finished to an excellent standard, boasting well-proportioned rooms, a private entrance, and a modern exceptionally bright kitchen featuring skylights and French doors leading out to a generously sized private garden. The primary bedroom benefits from an en-suite shower room, a second bedroom on the upper floor, and a further bedroom on the lower floor with access to a courtyard. Sutherland Avenue is located close to all local amenities, including the boutique shops and cafes on Clifton Road (approx. 0.7 miles) and the Underground at Warwick Avenue (Bakerloo Line, 0.5 miles).

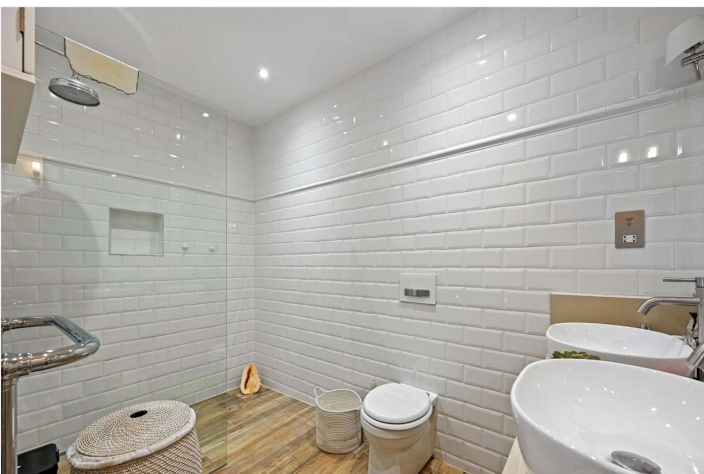
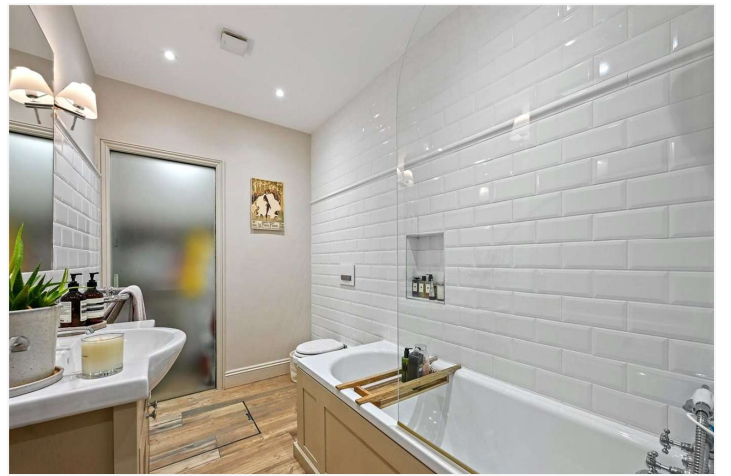
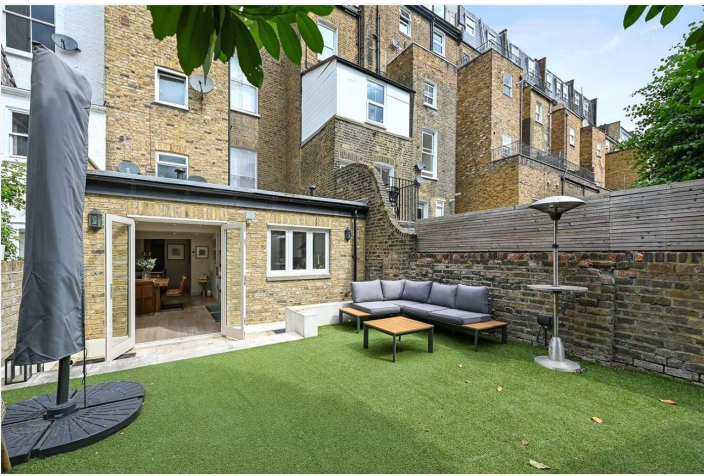
*The vault is not in the demise of the lease.*

Primary Double Bedroom With En-Suite Bathroom | Utility Room | Family Bathroom | Two Further Double Bedroom | Open Plan Kitchen/Dining Room | Reception Room | Study/Wine Room | Three Private Courtyards | Private Garden | Share Of Freehold

**Winkworth**

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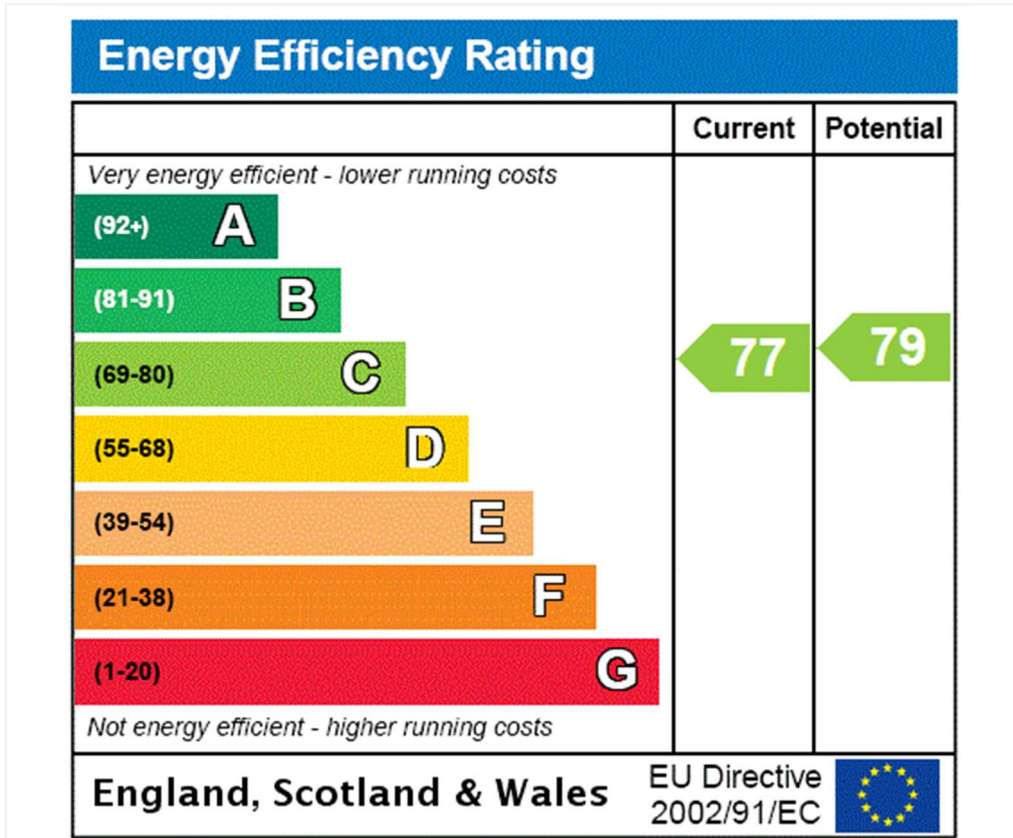






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 ONE STOP SHOP FOR PROPERTY MARKETING

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**Tenure:** Share of Freehold  
**Term:** Expires - 24/03/2109  
**Service Charge:** £1,000 per annum  
**Council Tax Band:** E

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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