



SUTHERLAND AVENUE

Maida Vale
London
W9

Asking Price
£1,395,000

Sole Agent

A beautifully presented and interior designed 3 bedroom garden flat (114 Sq.m / 1,235 Sq.ft), situated within a charming period stucco building on Sutherland Avenue.

The apartment presents a contemporary open-plan reception and dining area, brightened by the bi-folding doors that open onto a private rear patio garden, perfect for entertaining. The property benefits from a bespoke braverman kitchen which features a unique island with seating, open plan to the reception room.

The spacious master bedroom offers ample storage space and boasts a stylish en-suite bathroom. In addition there are 2 further double bedrooms, one including an en-suite shower room, and a second shower room.

ASTON CHASE

67-71 Park Road
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Subject To Contract

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Share of Freehold

Service Charge: £1,331 P/A

Situated within close proximity to the picturesque Little Venice canal and the charming cafes and bars of Formosa Street, this charming apartment offers modern lateral living in a prime W9 location. Additionally, the Warwick Avenue tube station (Bakerloo Line) is conveniently nearby.



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ACCOMMODATION

- Principal bedroom with en-suite bathroom
- Two double bedrooms
- Open plan kitchen/living room
- Two shower rooms

AMENITIES

- Rear patio garden
- Private entrance
- Ample storage space

COUNCIL TAX: D

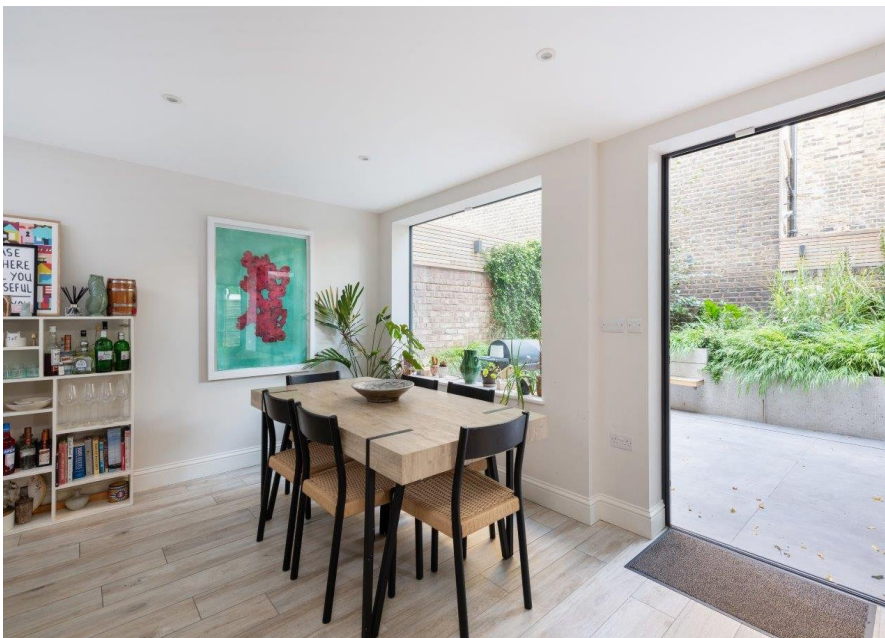
EPC RATING: C



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Sutherland Avenue, London, W9
Approximate Gross Internal Area
1235 sq ft - 114 sq m



Lower Ground Floor

Illustration for identification purposes only, not in scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

