



## SUTHERLAND AVENUE, W9 £595pw / £2,578pm UNFURNISHED

A bright one bedroom apartment forming part of a grand stucco fronted Victorian terraced house with access to a roof terrace overlooking stunning communal gardens. The apartment is in excellent condition with a large open plan entertaining area, with use of the extensive communal gardens and is located in the heart of Little Venice. Sutherland Avenue is ideally situated for boutique shops and cafes on Clifton Road, the famous Regents Canal and Warwick Avenue Underground Station (Bakerloo line).

Bedroom | Bathroom | Reception Room | Kitchen | Terrace | Communal Gardens

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

**Winkworth**

incorporating

**Vickers**



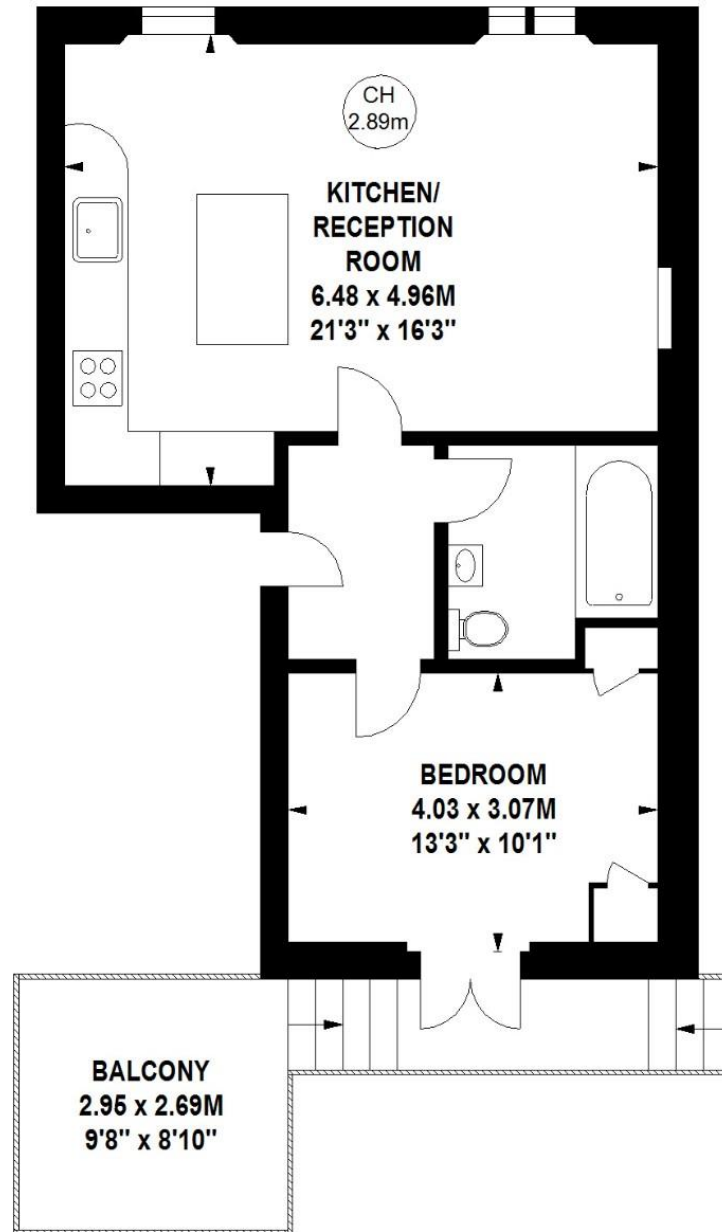
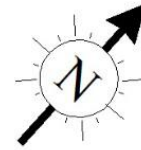


# Sutherland Avenue, W9

Approximate gross internal area

52.12 sq m / 561 sq ft

Key :  
CH - Ceiling Height



## Third Floor

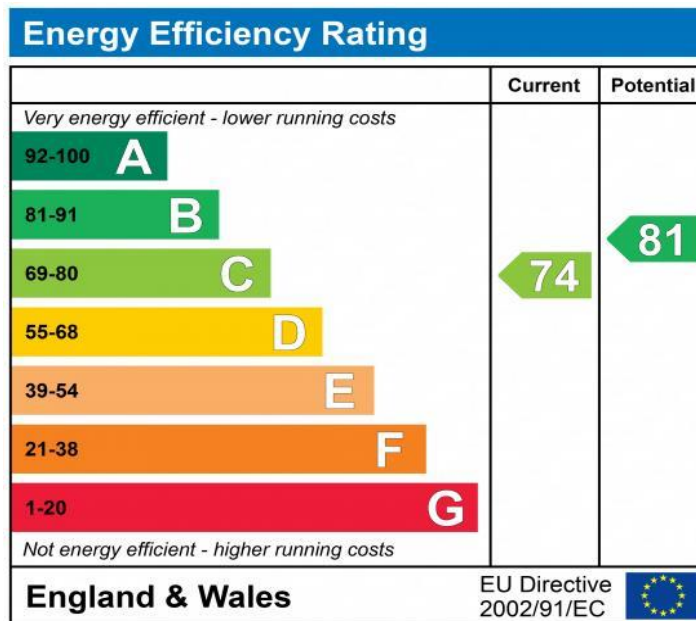
The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.

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.

Copyright of FeaturePRO.





NB: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Neither Winkworth nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested.

Maida Vale | 211-213 Sutherland Avenue, Little Venice, London W9 1RU  
020 7289 1692 | [maidavale@winkworth.co.uk](mailto:maidavale@winkworth.co.uk)

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



incorporating  
**Vickers**



Proprietors: FINEBASE W9 Limited trading as Winkworth  
Registered office: 103-104 St John's Wood Terrace, London NW8 6PL  
Registered in England No 12007773