



SUTHERLAND AVENUE, W9 £525pw / £2,275pm PART FURNISHED

A well presented two bedroom flat set on the second floor of a period conversion in Maida Vale, ideally located for Warwick Avenue underground station (Bakerloo line). The property comprises of a spacious reception room with wooden flooring, separate kitchen, two bedrooms and bathroom.

Two Bedrooms | Bathroom | Reception Room | Kitchen

winkworth.co.uk/maida-vale

Winkworth

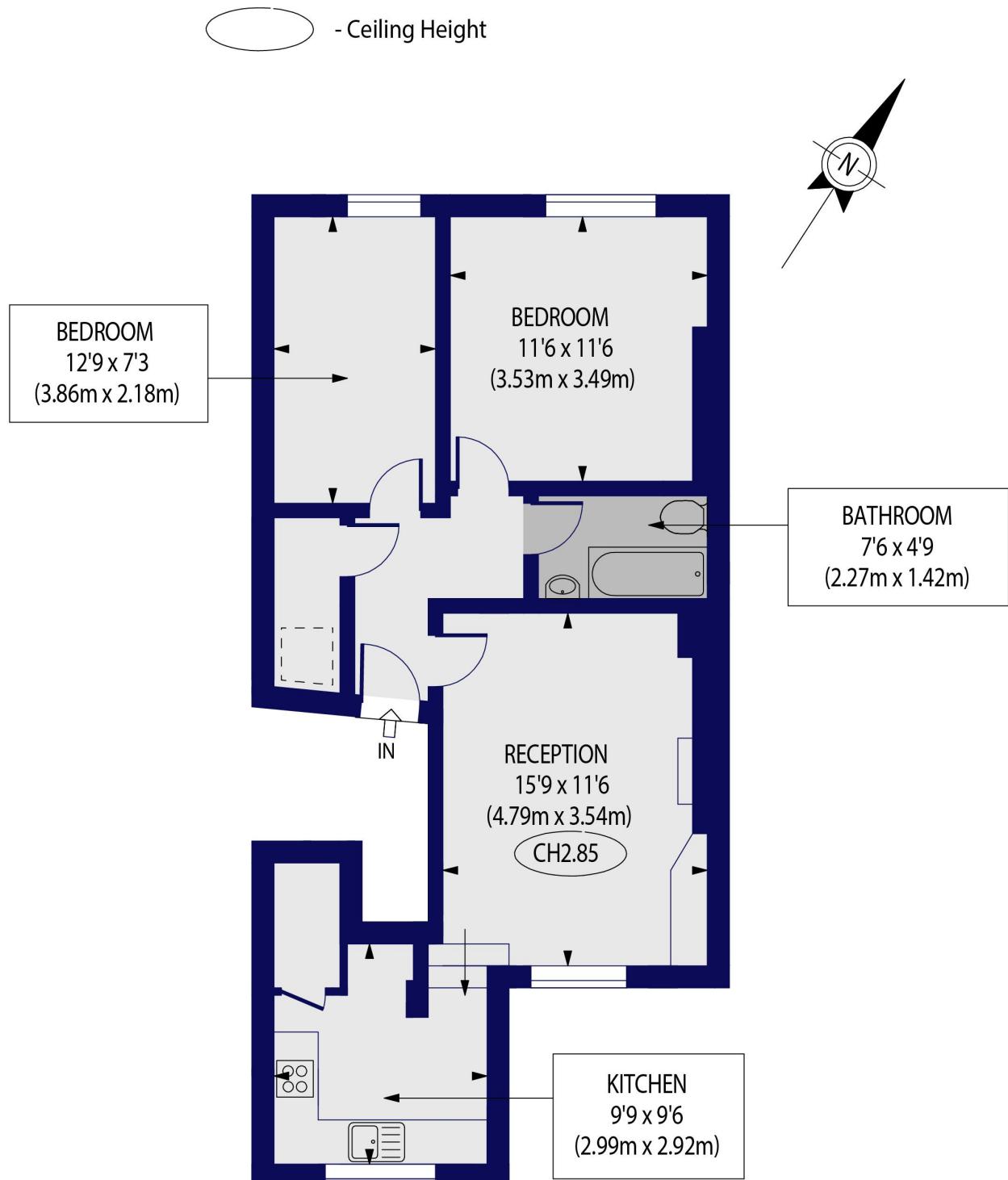
incorporating

Vickers



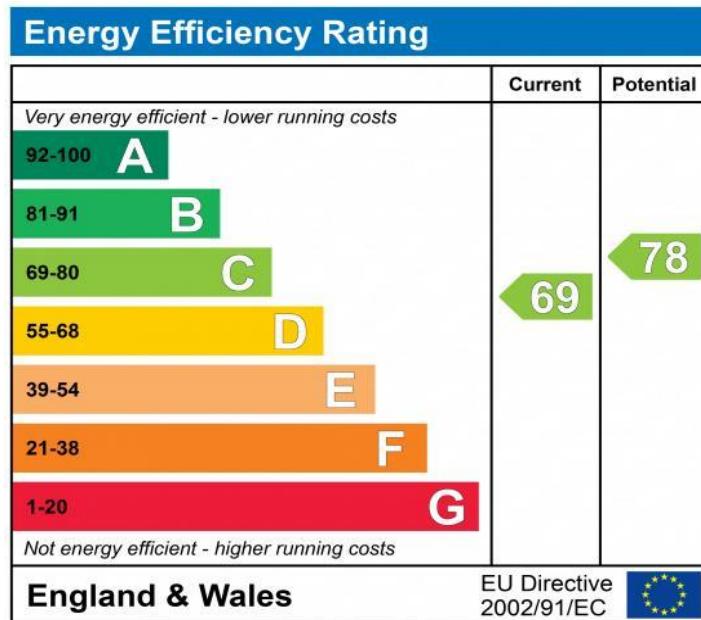
SUTHERLAND AVENUE, MAIDA VALE, W9 2HF

Approx. Gross Internal Floor Area 658 sq ft. / 61.18 sq.m



For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.47097
This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Winkworth



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

winkworth.co.uk/maida-vale

Winkworth

incorporating
Vickers