



SUTHERLAND AVENUE, W9 £1,000,000 PRINCIPAL AGENT Subject to contract

Offered in excellent condition a well-proportioned (over 1,100 sq. ft.) three double bedroom loft style maisonette occupying the top two floors of a converted period house located in the heart of this sought after area. The apartment boasts some attractive features including a spacious open-plan kitchen/family room with double height ceilings and sky lights offering a wealth of natural light and a large principal bedroom suite. Sutherland Avenue is situated close to all the local amenities offered by this fashionable area including shops, cafes, the Regents Canal and Warwick Avenue underground station (Bakerloo line - 0.4 miles).

Please note the property is currently tenanted and therefore immediate vacant possession may not be available.

Principal Bedroom With En Suite Shower Room | Two Further Bedrooms | Bathroom | Open Plan Kitchen/Reception Room | Leasehold - 87 Years Remaining

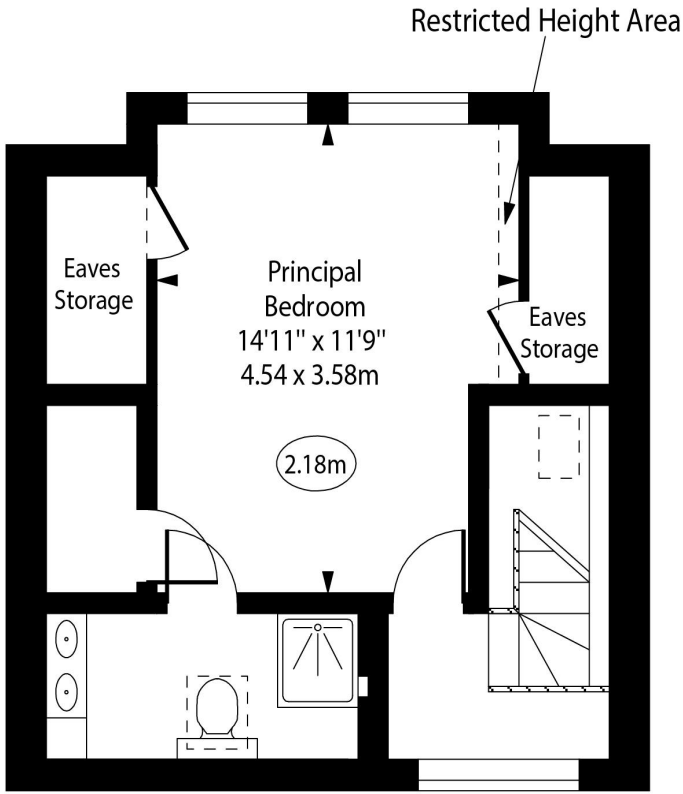
winkworth.co.uk/maidavale



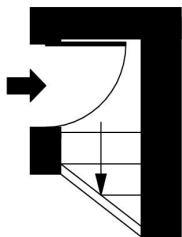


Sutherland Avenue, W9

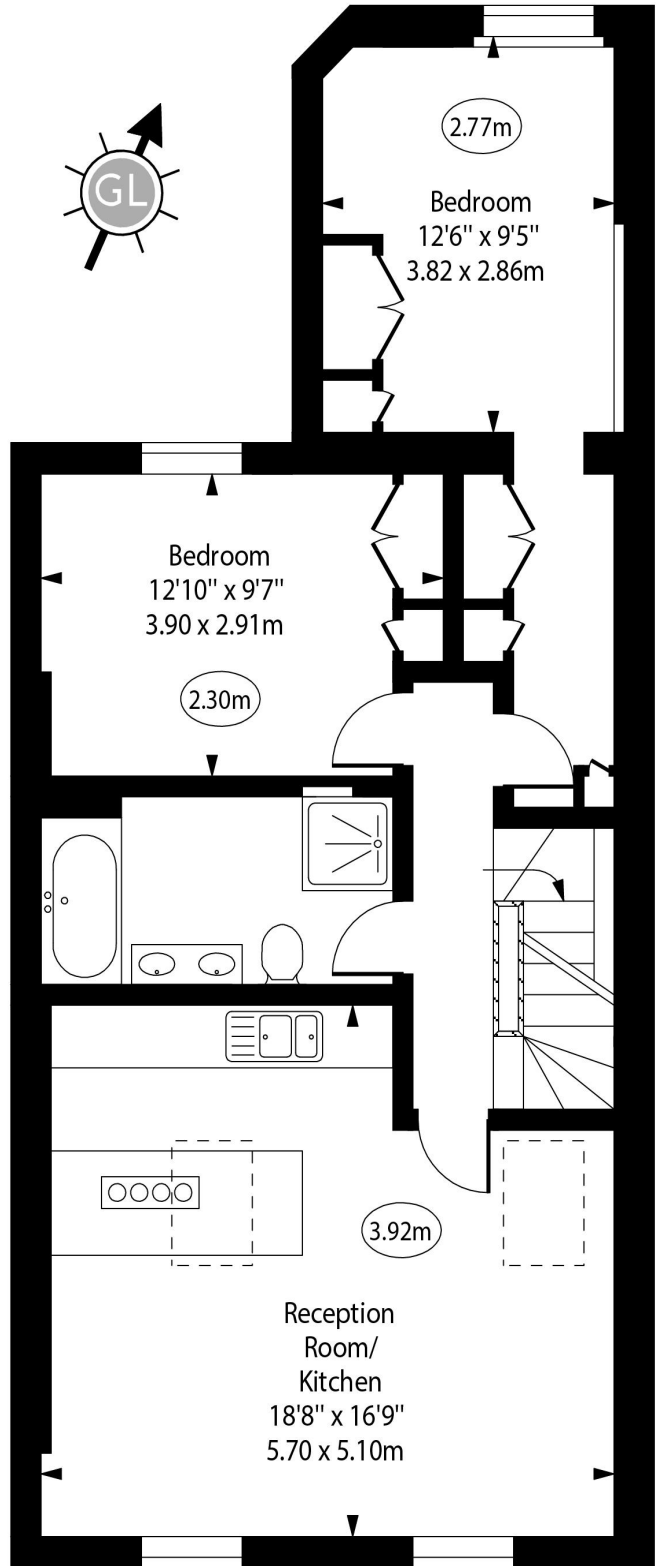
○ - Ceiling Height



Fourth Floor



Second Floor



Third Floor

Approx Gross Internal Area

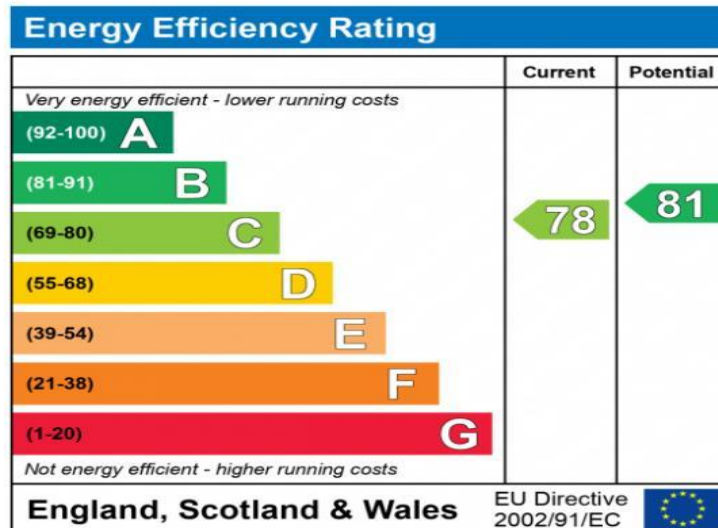
1077 Sq Ft - 100.05 Sq M

Approx. Floor Area Including Restricted Heights

1120 Sq Ft - 104.05 Sq M

(Including Eaves Storage)

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
 Ref. No. 020270R



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Tenure: Leasehold
Term: 125 years from 25/09/1985
Service Charge: £3,237 per annum
Current Ground Rent: £50.00 Annually
 (Subject to increase)

NOTES: **Please note the property is currently tenanted and therefore immediate vacant possession may not be available.**

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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incorporating
Vickers



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