



Sutherland Avenue, Maida Vale, W9

£575,000

A bright and beautifully presented second floor Two bedroom apartment within this period Victorian building. The flat comprises of a good size reception room with modern open-plan kitchen with wood flooring, a double main bedroom, second bedroom with built-in storage, well presented family bathroom and the added bonus of a separate store room on the half landing. Sutherland Avenue is ideally located close to Maida Vale and Warwick Avenue Underground Stations (Bakerloo Line), the open spaces of Paddington Recreation Ground as well as the shops and cafes of Lauderdale Parade and Castellain Road. Share of Freehold with 999 year lease. Service charges £3000 pa. Ground rent N/A, Council tax band F.

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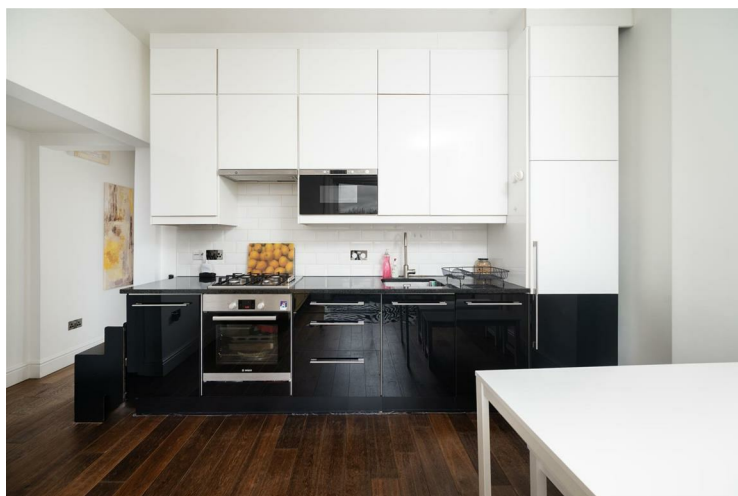
Reception



Bedroom 2



Kitchen



Bathroom



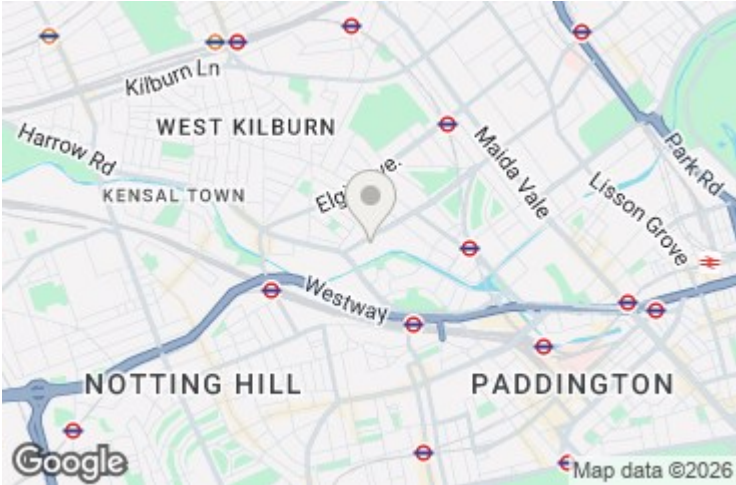
Bedroom 1



Exterior



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	79
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	



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Total Gross Area: 527 ft² ... 49.0 m² (excluding storage)

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.4cm (centimeters), 1m (one meter) = 3.29'(feet)

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