

Sutherland Avenue, Maida Vale W9

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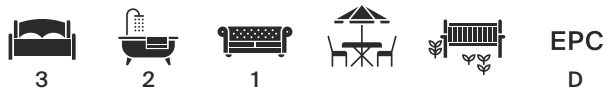


# Sutherland Avenue, Maida Vale W9

This exquisite three bedroom apartment offers spacious interiors, modern amenities, and a private roof terrace with breathtaking views.

The property is entered on the second floor into a wide staircase which leads to the third floor landing. This floor comprises a large reception room with views overlooking the communal gardens and fitted kitchen, principal bedroom with en suite bathroom, two further bedrooms and a shower room.

On the top floor (fourth) is a superb sunroom with sliding doors on to a decked roof terrace with views towards the City and over the gardens below.



**Asking price:** £1,475,000

**Tenure:** Leasehold: approximately 114 years remaining

**Service charge:** £2784.26 per annum, reviewed every 1 year, next review due April 2024

**Local authority:** City of Westminster

**Council tax band:** G



Sutherland Avenue is a beautiful road with red brick architecture and access to one of the largest communal gardens in the area.

Maida Vale features excellent transport links, making it a hub of accessibility. The well-connected Maida Vale Underground Station, served by the Bakerloo Line, effortlessly connects residents to the city centre and beyond. Paddington Station is also in close proximity.

Residents can enjoy the proximity to Little Venice, which offers scenic walks, waterside cafes, and a unique atmosphere, as well as nearby St John's Wood.











# Sutherland Avenue

Approximate Gross Internal Area = 109.4 sq m / 1177 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Second Floor**

**Third Floor**

**Fourth Floor**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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