



Sutherland Avenue, London W9



Sutherland Avenue

London W9

A rare opportunity to acquire a charming three bedroom, duplex raised ground and garden maisonette in need of refurbishment with direct access to communal gardens in Maida Vale.

The apartment has a stunning mix of original period features with high ceilings throughout and a terrace with a spiral staircase leading to the private patio and communal gardens, including a private tennis court and direct access to Paddington Recreation ground. The property comprises two substantial reception rooms and a kitchen, all on the raised ground floor with large floor-to-ceiling windows, original fireplaces and access to the communal gardens. Furthermore, there are three bedrooms, with the principal bedroom having an en suite bathroom, dressing room and access to a private patio leading to the communal gardens.



Guide price: £2,500,000

Tenure: Share of freehold plus leasehold, approximately 96 years remaining

Service charge: £8,800 per annum, reviewed annually, next review due 2023

Ground rent: Peppercorn

Local authority: City of Westminster

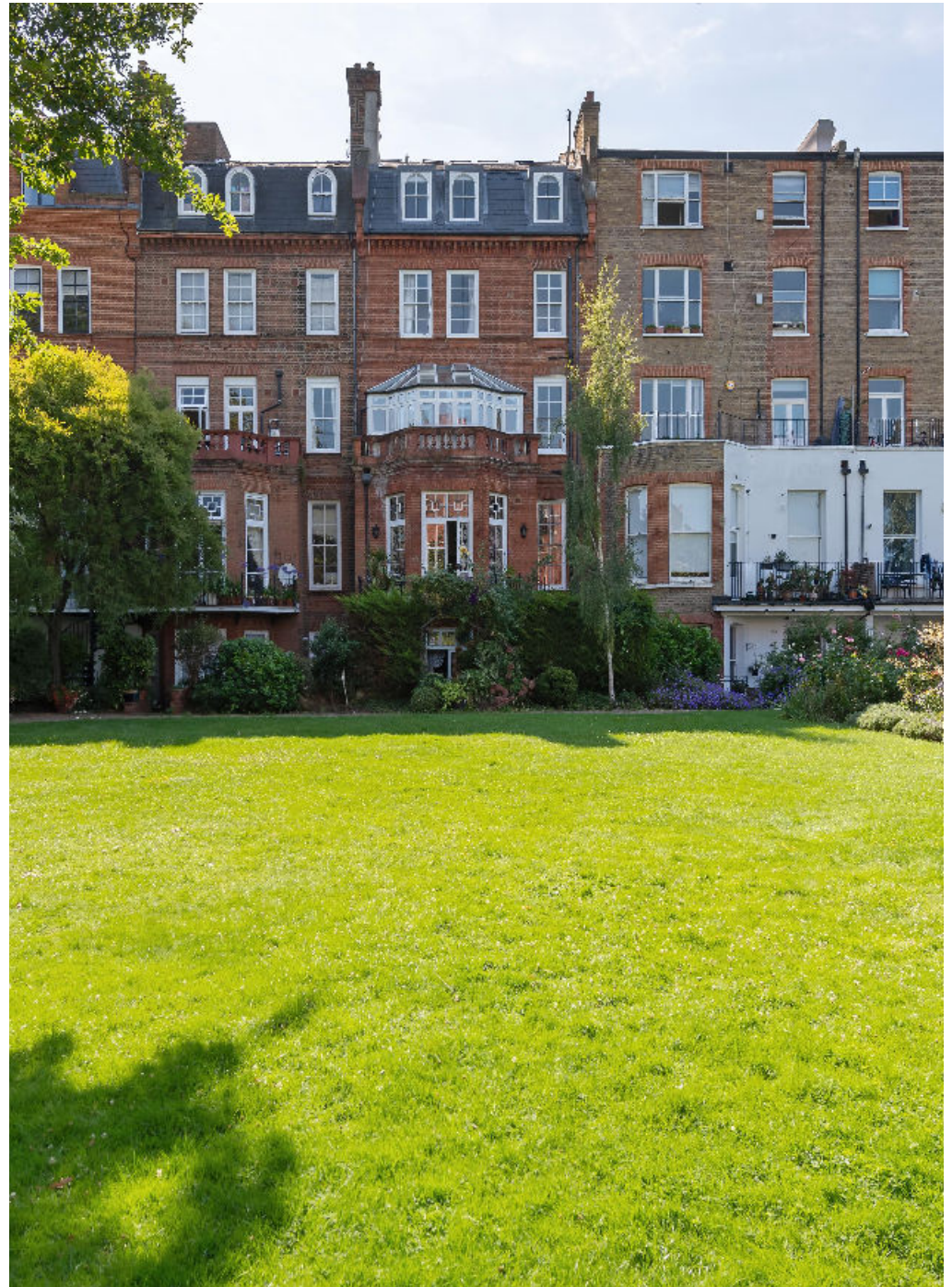
Council tax band: H

Location

Sutherland Avenue is a pretty tree lined street, moments from the cafes, restaurants and boutique shops on Clifton Road and Lauderdale Parade, together with the open space and sports facilities of Paddington Recreation Ground.



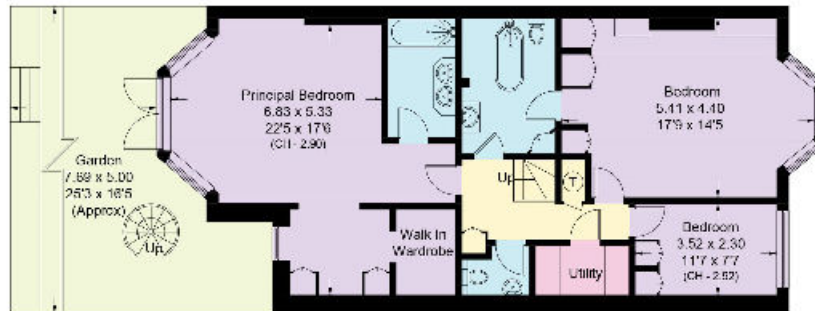




Approximate Area = 188.9 sq m / 2033 sq ft
Including Limited Use Area (0.9 sq m / 9 sq ft)



Ground Floor
Approximate Area
88.9 sq m / 957 sq ft
Including Limited Use Area
(0.6 sq m / 6 sq ft)



Lower Ground Floor
Approximate Area
100 sq m / 1076 sq ft
Including Limited Use Area
(0.3 sq m / 3 sq ft)

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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.

I would be delighted to tell you more
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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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Particulars dated August 2023. Photographs and videos dated August 2023.

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