

# Sutherland Avenue, London W9

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An exquisite newly refurbished and interior-designed garden apartment with a private garden and direct access to stunning communal gardens.

Meticulously renovated to create a sophisticated modern home comprising: an open plan living space with a Poggenpohl fully fitted kitchen, three double bedrooms with bespoke fitted wardrobes, three bathrooms (two en suite) and a separate utility room. As well as its own well-maintained private entrance, the property further features direct access to its charming rear garden that leads out on to access to the much sought-after and beautifully manicured Formosa communal gardens.



**Asking price:** £1,650,000

**Tenure:** Share of freehold plus leasehold, approximately 999 years remaining

**Service charge:** £2059.60 per annum, reviewed annually\*

**Ground rent:** £50 per annum, reviewed annually\*

**Local authority:** City of Westminster

**Council tax band:** F







\*Please note that we have been unable to confirm the next review dates for the service charge/ground rent. You should ensure that you or your advisors make your own inquiries.

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. Transport links include Warwick Avenue and Maida Vale Underground Stations (Bakerloo Line).





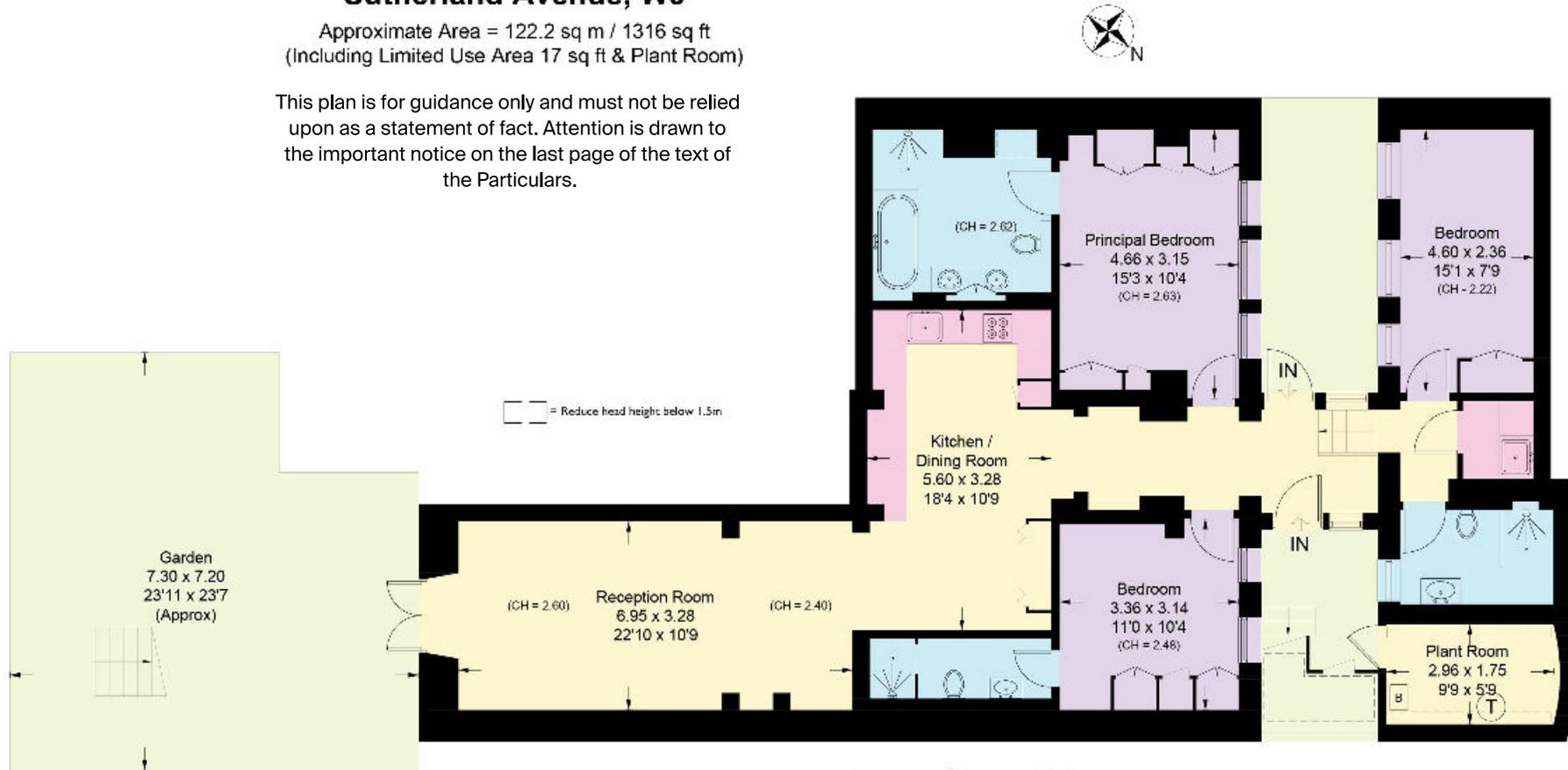




## Sutherland Avenue, W9

Approximate Area = 122.2 sq m / 1316 sq ft  
(Including Limited Use Area 17 sq ft & Plant Room)

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.



### Lower Ground Floor

Approximate Area = 122.2 sq m / 1316 sq ft  
(Including Limited Use Area 17 sq ft & Plant Room)

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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 April 2024. Photographs and videos dated April 2024.

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