



Sutherland Avenue

London, W9

Asking Price £1,250,000

Positioned on the first floor of a red brick Victorian conversion is this delightful two bedroom apartment spanning approx. 1022 square feet and benefitting from the rare benefit of a terrace along with views over and access to the ever popular Winston Amenity Communal Garden.

Bright and spacious throughout the accommodation comprises, entrance hall, a large reception room overlooking the garden and terrace, master bedroom with plentiful storage and en suite bathroom, a handmade fully fitted kitchen, separate utility space and a second bedroom which is served by a family bathroom.

Sutherland Avenue is a highly sought-after peaceful oasis, offering tree-lined streets, local cafes and restaurants not to mention the Regent's Canal and Regent's Park both within walking distance.

CHESTERTONS



Sutherland Avenue

London, W9

- A charming two bedroom apartment spanning approximately 1022 square feet.
- Benefitting from a wonderfully large private terrace.
- Views over and access to the ever popular Winston Amenity Communal Gardens.
- The apartment comes with a share in the freehold and exceptionally long underlying lease.



Tenure: Share of Freehold 958 years 2 months

Service Charge: £6982.45

Ground Rent: £0

Local Authority: City of Westminster

Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

69 C 78 C

Chestertons Little Venice Sales

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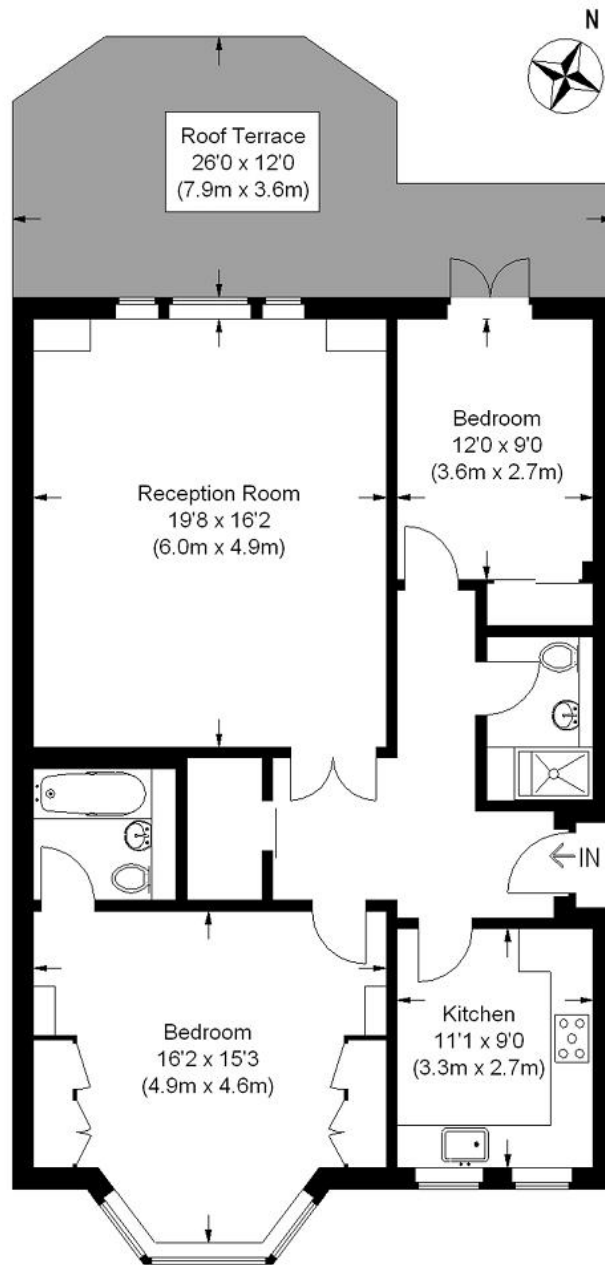
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Approximate Gross Internal Area
1022 sq ft / 95 sq m



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 48477)

