



SUTHERLAND AVENUE

Maida Vale
London
W9

Asking Price
£1,165,000

Sole Agent

A beautifully presented second floor two-bedroom apartment (77.76 sq m / 837 sq ft) located on Sutherland Avenue, W9, offering a bright and spacious living space in a well-maintained period building.

ASTON CHASE

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£1,165,000
Subject To Contract

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Leasehold 974 Years

Service Charge: £7,109.44 P/A
Ground Rent: Peppercorn

The apartment features a generous reception room with plenty of natural light, a separate kitchen, a comfortable principal bedroom with en-suite shower room, a second bedroom, and a modern family bathroom. The property has been finished to a high standard throughout, offering a stylish and functional home. Additionally the flat has key access to the landscaped, gated, communal gardens.

Sutherland Avenue is ideally situated close to the vibrant amenities of Maida Vale, including shops, cafés, and restaurants, as well as the scenic Regent's Canal. Transport links are excellent, with Maida Vale Underground Station (Bakerloo Line) just a short walk away, providing quick access to central London.

This apartment is the perfect choice for anyone looking for a well-located, charming home in one of London's most sought-after areas.



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ACCOMMODATION

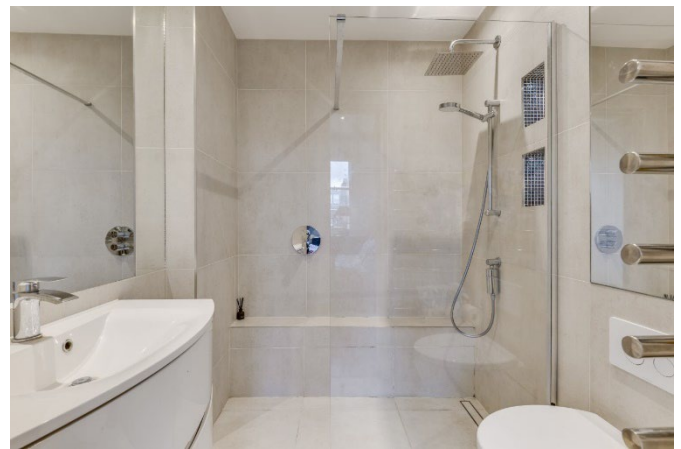
- Kitchen
- Reception/ Dining Room
- Principle Bedroom with En-suite
- Second Bedroom
- Family Shower Room

AMENITIES

- Lift
- Communal Gardens

COUNCIL TAX: G

EPC RATING: C



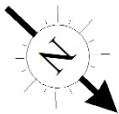
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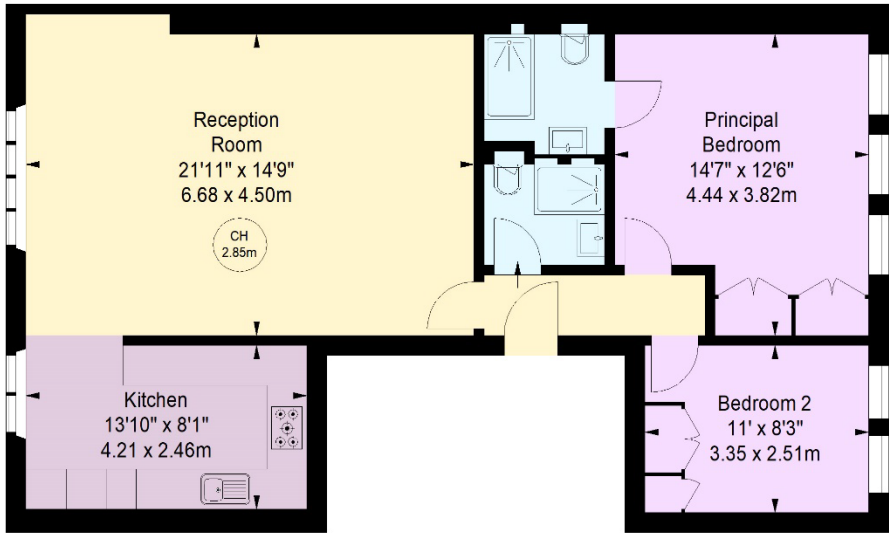
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Sutherland Avenue,
Maida Vale, W9
Approximate gross internal area
77.76 sq m / 837 sq ft



Key :
CH - Ceiling Height



Second Floor



Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
© Orange Tree Photography

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Important Notice
These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.