

77 Goldhawk Road, Shepherd's Bush, London W12 8EH

Kerr & Co



Sutherland Avenue, Maida Vale, London W9

A well presented one bedroom flat set on the lower ground floor of this grand Victorian converted building offering 573 Sq Ft of accommodation, with beautiful landscaped communal garden and tennis court.

This well laid out flat has high ceilings and South facing aspect, comprising of large open plan dining/reception room, kitchen, bedroom with built in wardrobes and bathroom. Conveniently located on Sutherland Avenue, the residence enjoys close proximity to an array of amenities, including shops, cafes, and the picturesque Regents Canal. Additionally, the underground station at Warwick Avenue (Bakerloo Line) is just a short stroll away, providing swift access to the wider city for commuters and explorers alike.

Asking Price: £565,000 Leasehold

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Sutherland Avenue, London W9 2QP

Well presented one bedroom flat.

Separate kitchen.

Large communal gardens with tennis court.

Southerly aspect.

Long leasehold.

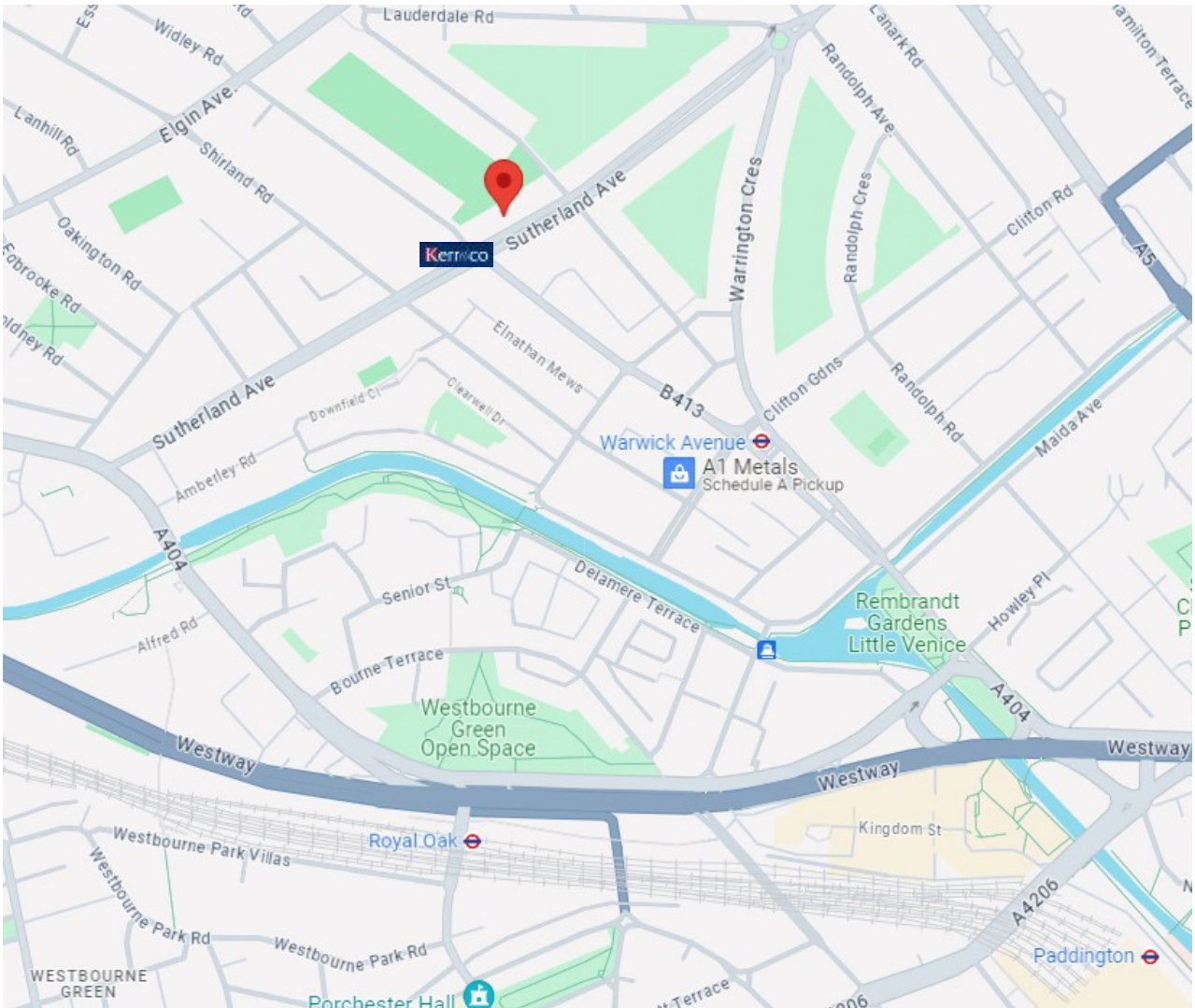
Close proximity to amenities, shops, cafes, Regents Canal
Nearby Warwick Avenue Underground Station (Bakerloo
Line).

Built wardrobes.

High ceilings.

Offers circa 573 Sq Ft of accommodation.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Tenure details and other pertinent information

Tenure: Leasehold

Lease: Approx 113 years remaining

Ground rent: £500 per annum

Service Charge: circa £2,000 per annum

Service charge covers: Maintenance of common parts, communal gardens, maintenance, fire equipment, reserve funds, management fees, building insurance.

EPC Rating: **C69**

Parking: Residents parking permit

Council Tax: Band D

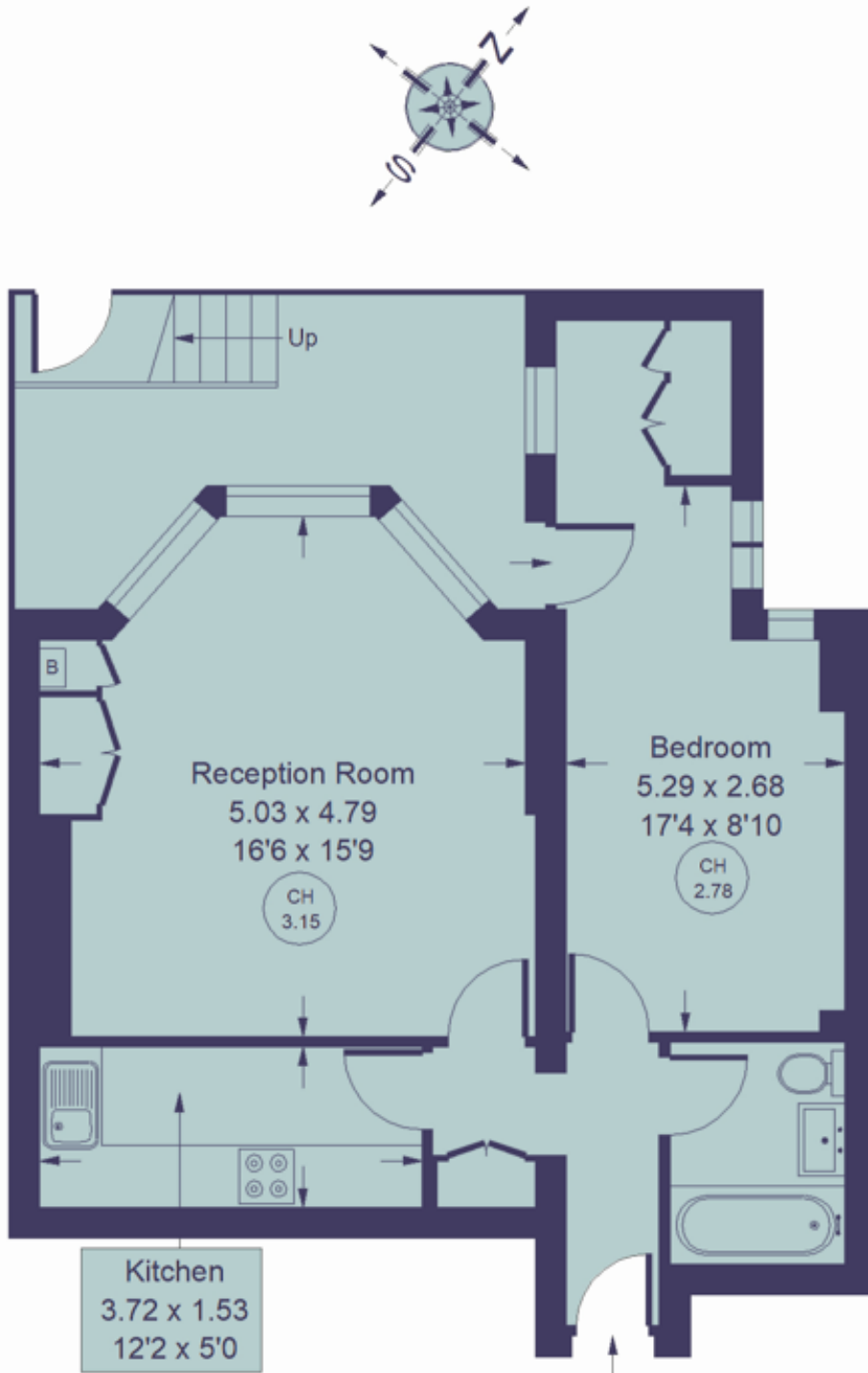
Connects utilities /services: Mains water and drainage, gas, electricity, telephone and broadband

Sutherland Avenue, W9 2QP

Asking Price: **£565,000**

One bedroom flat

Approximate gross internal floor area: **573 Sq. Ft. (53.2 Sq. M.)**



Lower Ground Floor

Kerrico

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1. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements or doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. This plan is for illustrative purposes only, is not to scale and should be used as such by and prospective purchaser.

2. Photos are representative of the property at the time they were taken and nothing contained in the photographs on any marketing material should be construed as included with the property.

3. Whilst these particulars are believed to be correct they are not guaranteed by the vendors or the vendors agents. Any reference to alternations to, or use of, any part of the property does not mean that any planning, building regulations or other consent has been obtained. A buyer should seek independent advice on all aspects of the property.